

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 17, 2013**

Agenda Item #D-2

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 12-1612-DP/TPM/CDP **Project Planner:** Steve Goggia
Address: 4610 Fourth Street
APN: 003-431-005
Zoning: Planned Residential Development (PRD-20)
Applicant: Jan Hochhauser

Project Review: Conceptual
 Continued Preliminary
 Final

PROJECT DESCRIPTION

This is a Continued Preliminary review of a proposal to demolish an existing single family dwelling and detached garage and construct a four-unit condominium project with nine covered parking spaces and associated landscaping on an 11,589 square foot lot. The four units would be located within one three-story structure with two levels of residential living area above a recessed parking level. The maximum height of the structure would be 28.58 feet above the average finished grade.

Unit A would be a 3-bedroom unit with a 75 sq. ft. lower level entry foyer, a first floor area of 1,053 sq. ft. and a 716 sq. ft. second floor area, for a total of 1,844 sq. ft. of living space.

Unit B would be a 1-bedroom unit with a 48 sq. ft. lower level entry foyer, a first floor area of 702 sq. ft. and a 423 sq. ft. second floor area, for a total of 1,173 sq. ft. of living space.

Unit C would be a 3-bedroom unit with a 75 sq. ft. lower level entry foyer, a first floor area of 1,057 sq. ft. and a 704 sq. ft. second floor area, for a total of 1,836 sq. ft. of living space.

Unit D would be a 2-bedroom unit with a 48 sq. ft. lower level entry foyer, a first floor area of 735 sq. ft. and a 537 sq. ft. second floor area, for a total of 1,320 sq. ft. of living space.

The proposal includes grading of approximately 680 cubic yards of cut and 429 cubic yards of fill, resulting in approximately 252 cubic yards of export. Plans are attached as Exhibit A.

PROJECT SETTING

The project site is located in the Downtown Beach Neighborhood, Design Sub-Area 1. The railroad lies to the immediate north, with the Silver Sands mobile home park directly south. Single and multiple family residences are located to the east and west. The subject parcel is zoned Planned Residential Development (PRD-20) with a Flood Hazard Overlay. The General Plan/Coastal Plan designation is Medium Density Residential (MDR). The existing single story residence, determined by staff to not be historically significant would be removed along with the detached garage in order to make way for the proposed four unit condominium structure.

BACKGROUND

On December 13th the project was presented to ARB for a preliminary review. The well received proposal was continued to the Board's meeting of January 17, 2013 with the request that the following items be incorporated into the plans.

- Reduce the privacy issues created by the east and west facing terraces. Try to orient the terraces to the north;
- Detail the car yard pavement and landscaping; and
- Open up the crawl space in the carport area to allow additional light in.

PROJECT ANALYSIS

Response to the request of the ARB from the last meeting

Lattice screen elements with pots for planting landscape material have been added to the east and west facing upper floor terraces to reduce privacy issues with the adjacent properties. The height of the screens is proposed to be in the neighborhood of five and a half feet. Several 24-inch box *Hymenosporum flavum* (sweetshade) trees have been added to the ground level east and west planting areas to create additional visual barriers.

The color stain concrete slab in the car yard is now shown to be divided into several patterned areas. No additional landscaping is currently proposed in the car yard. If the Board is looking for additional vegetation to soften the entrance into the car yard as seen from the street, a larger plant species could be planted on either side of the driveway in the raised planters flanking the driveway.

Due to the Flood Plane Management requirements to allow the entry and exit of floodwaters, the crawl space is shown to have multiple openings around the perimeter of the structure. The exterior of these openings are currently shown to have decorative weathered wood screens. It would be possible to use an alternate screen material that would allow more light into the carports.

In addition to these changes, the twin terraces connecting the north side of the structure have been modified. The plans now show a single covered terrace at the lower living area accessible only to the two-bedroom unit located on the east side. Besides opening up the view through the building, the single level terrace is more likely to be used as an outdoor living area as it now provides more privacy between the adjoining units. Staff notes that not all of the renderings have been updated to show this revision in the current plan set.

Roof mounted solar panels are now detailed on the plans.

Carpinteria Municipal Code

The following table identifies the project's conformance with the Planned Residential Development zone district's standards.

Standard	Requirement/Allowance	Proposal
Building Setbacks		
Front	50 feet from centerline of street or 20 feet from property line (PL), whichever is greater.	50 feet from the centerline, 30 feet from the PL. Per § 14.50.070.2, balconies, and unroofed and unenclosed decks may extend into the front or rear yard setback four feet.
Side (East)	5 feet minimum	6 feet
Side (West)	5 feet minimum	6 feet
Rear	15 feet	15 feet
Height	30 feet	28.58 feet
Building Coverage	50% (5,795 square feet)	39% (4,520 square feet)
Common Open Space	20% min. (2,318 square feet)	45% (5,215 square feet)
Density	Five units max. (20 dwelling units to the acre)	Four residential units
Parking	Nine spaces total including two visitor spaces, four of these covered.	Nine covered spaces provided

General Plan/Coastal Plan Community Design Element Policies and Objectives with Beach Neighborhood Residential Guidelines

The project site has a General Plan/Coastal Plan designation of Medium Density Residential (MDR). The City's General Plan/Coastal Plan includes a Community Design Element that identifies citywide and specific key design characteristics valued by community. The Community Design Element's Objectives and Policies address these values. The project site is in Design Sub-Area 1 (Downtown Beach Neighborhood) in the Community Design Element.

The recently adopted Beach Neighborhood Residential Design Guidelines are intended to guide the character and appearance of development in the Beach Neighborhood to achieve consistency with the vision for the neighborhood outlined in the Community Design Element. The Design Guidelines focus on five key areas presented below along with the corresponding Citywide and Community Design Element Objectives and Policies.

Building Mass and Scale:

Goal for Building Mass and Scale: Create consistency and compatibility in the built environment within the Beach Neighborhood in support of the "small beach town" image of Carpinteria.

Encroachment Plane:

DG-1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical, at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed four-unit condominium structure is positioned to be well within the 15-degree side yard encroachment plane, consistent with the above guideline.

Compatibility:

Objective CD-1: *The size, scale and form of buildings and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

Implementation Policy CDS1-7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from “walling off” the beach from the town.*

DG-2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The size of the condominium fourplex is not out of scale with the adjacent multiple-family buildings. Within this block on the north side of Fourth Street, three multiple-family structures west of the project site include three full stories rising above ground level. Although these buildings were approved in 2001 or earlier, they establish the existing scale and character of this cul-de-sac end of Fourth Street.

East of the project site are two properties developed with multiple older single story residences, smaller in scale and out of character with the newer multiple-family residences on the north side of this block of Fourth Street. Farther east are the multiple-story McDonald Condominiums approved in 2006, similar in scale to the proposed project. To the south is the 80-space Silver Sands mobile home park, developed in the late 1950s.

Articulation of the architectural forms and details like the weathered wood front balcony screens and standing seam metal roof vary from the Cape Cod styled buildings found throughout the beach neighborhood but is not necessarily out of character with some of the contemporary condominium structures located on the 4800 block of Sandyland Road.

Story Poles erected on December 4th illustrate how the proposed four-unit condominium structure is similar in size and scale to the larger multi-family structures in the vicinity. The recessed motor court and parking area, increased side yard setbacks and well articulated architectural forms help the structure to achieve compatibility with adjacent and nearby properties.

At the December 13th meeting, the Board expressed enthusiasm for the project noting that the proposed architecture is refreshing and interesting, that the colors and materials fit in well with the beach neighborhood and that the form of the building reads as two smaller structures.

Structure:

CDS1-1: *New buildings should discourage the ground floor being dominated by garage doors or “boxy” building design.*

CDS1-7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements,*

visible pitched roofs should be required to prevent the buildings from “walling off” the beach from the town.

CDS1-8: *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

CDS1-9: *To avoid “top-heavy” buildings, cantilevered elements of upper floors should be supported by visible brackets or braces consistent with the architectural style.*

DG-3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG-4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG-5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG-6: *Double wide lots should use larger side and rear setbacks than the minimum required distances.*

The articulated structure with multiple roof forms appears as two smaller structures due to the central driveway and recessed motor court separating the building masses by up to 24 ½ feet. Building articulation facing the public realm is achieved through the use of upper level balconies with unique weathered wood screens and the elevator towers flanking the balconies. This layout also helps to reduce the prominence of the upper floor by giving the appearance that the third floor mass is set back 10 feet behind the screen. The exterior sides of the upper floors are also stepped in up to 10 feet from the second floor increasing the distance of the habitable interior spaces from the side property lines

The upper floor of the fourplex represents approximately 38% of the total building square footage while the second floor is at approximately 56%. The minimum rear setback is shown at the required 15 feet. Because the property backs up to the railroad tracks set on a berm, this is not an issue. Six-foot side yard setbacks are provided where the minimum calls for five.

Height:

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea.*

DG-7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

DG-9: *Using a combination of techniques to comply with flood elevation requirements (such as fill, raised floor foundations or below-grade parking) is preferred over relying solely on one technique to achieve required finished floor heights for habitable spaces.*

Although the maximum height of the structure would be 28.58 feet above the average finished grade, recessing the first floor motor court four feet reduces the overall height of the three-story structure as seen from the street.

At the December 13th review, staff noted that given the nearly nine-foot plate heights with upper floor vaulted ceilings, the overall height of the structure could be reduced. Comments from the Board were that the height of the structure is acceptable given that this structure would have less visual impact than the multifamily structures situated to the east and west.

The applicant's team has provided the following height measurements of the multifamily developments along the north side of Fourth Street. These heights were measured from the grade at the center of Fourth directly in front of each property.

- Three story condominium development immediately adjacent to the west: 29'-8" to ridge;
- Multi-level condominium development three lots to east: 31'-4" to ridge; and
- Two story corner property (Fourth and Ash) four lots to east 29'-6" to ridge

As measured from the grade at the center of Fourth Street, the proposed project would be approximately 28'-7" to the ridge.

Scale:

CDS1-10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

DG-10: *Building façades longer than 20 feet should incorporate design features such as larger windows or offset wall planes.*

DG-11: *Greater side setbacks should be considered for multi-unit dwellings when located adjacent to single family dwellings.*

DG-12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

The structure is well articulated with offset wall planes and multiple roof forms. Dividing the fourplex into two buildings with a 24 ½ foot separation connected by the lower level terrace at the rear of the property reduces the overall width of the structure as

seen from the street. The six-foot side yard setback, rather than the required five foot setback provides a greater side setback than required. The exterior sides of the upper floors are also stepped in up to 10 feet from the second floor increasing the distance of the habitable interior spaces from the side property lines.

Frontage Design:

Goal for Frontage Design: Create frontages that are distinguishable to the Beach Neighborhood, that form a pedestrian oriented neighborhood without hindering privacy.

Pedestrian Friendly:

Policy CD-5: *The streets of neighborhood interiors should be designed to be the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Implementation Policy CDS1-2: *To avoid blank ground floor façades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

Implementation Policy CDS1-5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children’s play areas and/or sitting areas.*

CDS1-6: *Front doors three feet or more above the public sidewalk should open to a front porch or raised dooryard of a usable size – e.g. seven feet by 10 feet recommended minimum.*

DG-13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG-14: *Multi-unit residential buildings should include frontages that are welcoming to residents and visitors from the street. These frontages may include courtyards or gateways and should allow residents and visitors to interact with the surrounding public realm.*

DG-15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

Pathways to the two front entrances serve to welcome visitors from the street. The lack of front yard fencing and low growing landscape material helps define the pedestrian friendly front courts. The low retaining walls flanking the pathway from the street to the recessed entries could double as a seat wall encouraging residents and visitors to interact.

At the Boards review of the proposal on December 13th, staff noted that the lower floor entry courtyard for the two front units could be made more pedestrian friendly by gradually widening the path as it approaches the courtyard so that more of the courtyard could be viewed from the street. **The Board did not comment specifically on this proposal at the December 13th meeting's although staff welcomes any comments at this time.**

Building Articulation:

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space and reinforce the small town character.*

Implementation Policy CDS1-8: *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

The well articulated structure with multiple roof forms appears as two smaller structures due to the central driveway and recessed motor court separating the building masses by up to 24 ½ feet. Building articulation facing the public realm is achieved through the use of upper level balconies with wood screens and the elevator towers flanking the balconies. This layout also helps to reduce the prominence of the upper floor by giving the appearance that the third floor mass is set back 10 feet behind the wood screen. The exterior sides of the upper floors are also stepped in from the second floor increasing the distance of the habitable interior spaces from the side property lines

Articulation of the architectural forms described above and details like the weathered wood front balcony screens, metal and fabric window awnings and standing seam metal roofs vary from the neighboring Cape Cod styled buildings but is not necessarily out of character with some of the beachfront contemporary condominium structures found on Sandyland Road. The Board agreed, and noted that the form, colors and materials fit in well with the beach neighborhood at their recent review of the project on December 13th.

Garages:

Policy CD5b: *Garages should not dominate views from any public street.*

Implementation Policy CDS1-4: *No more than 50 percent of the façade width should be occupied by garage doors.*

DG-17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of street view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design of the house are acceptable but should include measures to reduce their prominence.*

DG-18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house garages should be set back from the main frontage and entry.*

DG-19: *Whenever possible, carports and parking lots should be located out of view from the public realm.*

The proposal to construct the residences around a recessed motor court prevents the driveway and carports from dominating views from the public realm.

Architectural Elements:

Goal for Architectural Elements: Allow for a diversity of building styles while ensuring that structures continue to complement each other with respect to design and materials to reflect the eclectic character of the Beach Neighborhood.

Architectural Style and Detail:

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

DG-20: *The selected architectural style should include the primary identifying features indicative of that style.*

Implementation Policy 9: *To avoid “top-heavy” buildings, cantilevered elements of upper floors should be supported by visible brackets or braces consistent with the architectural style.*

DG-21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG-22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG-23: *Fenestration should be provided to add architectural interest when façades are visible from the public realm.*

DG-24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

Articulation of the architectural forms and details described above vary from the Cape Cod styled buildings found throughout the beach neighborhood, but is not out of character with the contemporary condominium structures constructed in the more recent past. The architectural details found on all sides of the structure appear consistent with the structure's contemporary architectural style. At the December 13th review of the proposal, the Board expressed keenness towards the proposal, noting that the form, colors and materials fit in well with the beach neighborhood.

Colors:

DG-25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

The proposed colors were well received at the December 13th ARB meeting.

Privacy:

DG-26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The upper floor terraces could create privacy issues with the adjacent properties. Privacy issues from these terraces have now been addressed through the addition of privacy screens and plantings on the terraces themselves and additional trees planted on the ground level. **The Board's comments regarding any residual privacy impacts would be appreciated.**

Landscaping, Fencing and Lighting:

Goal for Landscaping, Fencing and Lighting: Use landscaping, fencing and lighting to frame the public realm and delineate the private realm of the Beach Neighborhood in a

distinguishable manner that complements the structures and the surrounding environment.

Landscape:

Policy CD-11f: *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

DG-27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG-28: *Landscaping should frame corridors in the public realm.*

DG-29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

The landscape plan uses natives and drought tolerant plant species with tall growing slim palms positioned to highlight the structure's architecture. As previously noted, if the Board is looking for additional vegetation to soften the entrance into the car yard as seen from the street, a larger plant species could be planted on either side of the driveway in the raised planters flanking the driveway. **Staff would welcome any comments from the Board regarding the use of plant materials to compliment the proposed structure.**

Hardscape:

DG-30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG-31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

A color stain concrete is proposed for the driveway and motor court. Because the parking area is recessed four feet below grade, permeable materials would not be used. Large

areas of permeable pathways and patio are shown on the Landscape Plan for the side and rear yards.

Fencing:

Policy CD5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

Implementation Policy 41: *Open wood fences including split rail and picket types are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

DG-32: Exposed walls should be finished with stone, stucco or other aesthetic treatment.

DG-33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG-34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

Front yard fencing is not proposed. The low front yard pathway walls are shown to have a stucco finish. Responding to an adjacent neighbor at the December 13th review, the project Architect indicated an openness to explore alternate fencing material along the project's east property line. While no changes have been incorporated into the current plan, the final review may indicate an alternate fencing material in this location.

Lighting:

Policy CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD 13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

DG-36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum height necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

Suitable examples of the proposed dark sky compliant lighting have been included with the architectural sheet sets. Proposed locations will be shown on the plans brought back for final consideration.

Utilities and Services:

Goal for Utilities and Services: Locate utility connections, private infrastructure and similar services so that they do not detract from the visual character of the neighborhood while still being conveniently and safely located.

Utility Placement:

Implementation Policy 43: *Utility hardware, such as water meters and backflow preventers, electrical transformers, and similar devices should be located underground or in parkway strips whenever possible. These elements are not attractive in front yards. Parkway strips can also accommodate fire hydrants, traffic control signs and traffic signal controllers, keeping them away from sidewalks and pedestrians.*

DG-37: *Solid waste receptacles should be located in a manner that considers adjacent land uses to reduce the impacts of trash service.*

DG-38: *Utility lines should be placed underground.*

DG-39: *Utility hardware (air conditioner units, backflow prevention devices, utility vaults, etcetera) and solid waste containers should be placed out of view from the street frontage and screened using landscaping or other architectural or aesthetic features. Screening using cages, grates or boxes is discouraged.*

Trash and recycling receptacle storage areas have not been shown on the plan although they could be placed at several locations. Utility areas are shown incorporated into the landscape plan. Final locations of the trash and recyclable bin storage areas, the above ground utility hardware and methods to screen them from the street will be presented on the plans for final ARB consideration. Air conditioning units are not proposed.

Mailboxes:

Implementation Policy 44: *Community mailboxes should be located in specially designed locations that are comfortable for the user. These locations should be visible from adjacent streets and houses to enhance security.*

DG-40: *Individual and community mailboxes should be integrated with the architecture of the associated building.*

The mailbox location will be researched and included with the plans considered for final ARB consideration.

Solar Panels:

DG-42: *When solar panels are used, they are encouraged to be placed on rooftops. Solar panels should not detract from the style or architecture of the building, but rather be integrated into the design.*

DG-43: *Solar panels should be low profile and parallel with the plane of the pitched roof.*

DG-44: *Top of panels should not extend above the ridgeline of a pitched roof and should be located away from the edges of a flat roof.*

DG-45: *Placement of panels should be uniform.*

DG-46: *Support structures and frames should be neutral in color and compatible with the roof surface color.*

Roof mounted solar panels have now been shown on the plans.

SUMMARY OF ISSUES

- Possibly widening the entry paths as they approach the front courtyards to increase the visibility as seen from the street;
- Residual privacy impacts; and
- The use of plant materials to compliment the proposed structure.

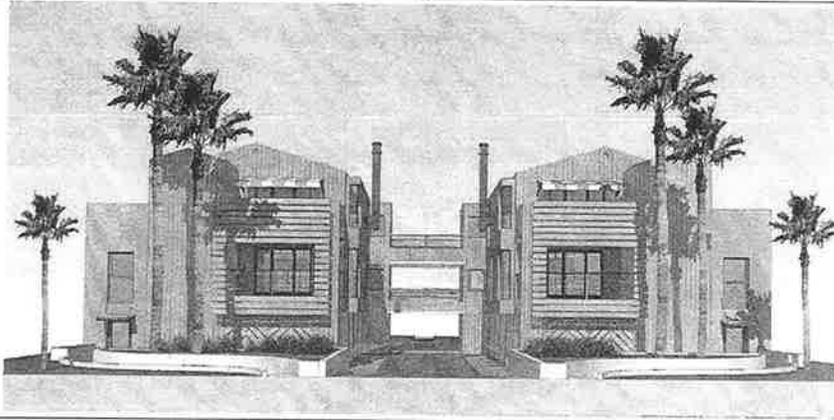
RECOMMENDATION

Provide comments to the applicant and staff on the submitted redesign and the issue areas identified above. If the Board feels the project meets acceptable design criteria, the Board can recommend preliminary approval to the Planning Commission with their comments attached. Alternately, if the Board feels the project needs further study or revisions, the Board can recommend that the project be continued to a future meeting for additional review prior to continuing on to the Planning Commission.

ATTACHMENTS

Exhibit A- Preliminary architectural drawings and landscape plan

GONZALES FOURPLEX 4TH STREET CARPINTERIA, CALIFORNIA



PROJECT DATA

OWNER	JANET GONZALES
PROJECT ADDRESS	4610 4TH STREET, CARPINTERIA, CALIFORNIA 93013
ZONE	PD 20 - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
PARCEL NUMBER	APN 003-431-005
OCCUPANCY TYPE	R-3M
PROJECT INFORMATION	4 RESIDENTIAL UNITS (2 NOS. 3-BEDROOM UNITS, 1 NO. 2-BEDROOM UNIT & 1 NO. 1-BEDROOM UNIT)
LOT AREA	11,589 SQ. FT. (0.26 ACRES)
BUILDING SETBACKS	FRONT 30 FT. (PER CITY ORDINANCE) SIDE 5 FT. REAR 15 FT.
NO. OF STORIES	2 LEVELS - RESIDENTIAL CONDOMINIUMS ABOVE SEMI-RECESSED PARKING
BUILDING HEIGHT	28'-7" MAX. (28.58 FT. ABOVE AVERAGE GRADE, PER CODE)
AVERAGE GRADE	0.75
BUILDING COVERAGE	39% < 50%, HENCE OK (INCLUDES COVERED PARKING)
PARKING	REQUIRED SPACES 9 NOS. (PER CMC 14.54.030.5 & CMC 14.54.40.1B.2.6.3) PROVIDED SPACES 9 NOS. COVERED SPACES (INCLUDING TWO VISITOR SPACES & ONE ACCESSIBLE PARKING SPACE)
OPEN SPACE	7,066 SQ. FT. REQUIRED OPEN SPACE MINIMUM 20% OF LOT AREA PROVIDED 61%, HENCE OK
LANDSCAPE AREA	4,325 SQ. FT.
GROSS SQUARE FOOTAGE	PARKING LEVEL 4,507 SQ. FT. (COVERED PARKING, SUB-FLOOR, ENTRY ACCESS) L1 - FIRST RESIDENTIAL LEVEL 4,455 SQ. FT. (RESIDENTIAL UNITS, COVERED BALCONIES) L2 - FIRST RESIDENTIAL LEVEL 3,128 SQ. FT. (RESIDENTIAL UNITS, COVERED BALCONIES)
TOTAL GROSS SQUARE FOOTAGE	12,090 SQ. FT.

VICINITY MAP



PROJECT SITE
4610 4TH STREET,
CARPINTERIA, CALIFORNIA 93013



SHEET INDEX

A0.1 COVER SHEET	LANDSCAPE
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A1.2 FLOOD MANAGEMENT PLAN	
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C2 EXISTING SITE PLAN	
C3 NEW SITE PLAN	
C4 GRADING PLAN	
C5 UTILITY PLAN	
C6 EROSION CONTROL PLAN	
C7 SECTIONS	
C8 DETAILS	
C9 SPECIFICATIONS	
ARCHITECTURAL	
A2.1 PARKING/ ENTRY FLOOR PLAN	
A2.2 FIRST FLOOR PLAN	
A2.3 SECOND FLOOR PLAN	
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A3.1 EXTERIOR ELEVATIONS	
A3.2 EXTERIOR ELEVATIONS	
A3.3 ELEVATION VIEWS	
A3.3A ELEVATION VIEWS	
A3.4 COLOR ELEVATION	
A4.1 BUILDING SECTIONS	
A4.2 BUILDING SECTIONS	

PROJECT DIRECTORY

OWNER
JANET GONZALES
4610 4TH STREET,
CARPINTERIA, CA

CIVIL
PAUL A. KNUTSON, P.E.
ACS PREMIER, INC.
3070 SKYWAY DRIVE, SUITE 501
SANTA MARIA, CA 93455
T: 805.922.4777

ARCHITECT
JAN R. HOCHHAUSER, AIA
HOCHHAUSER BLATTER
ARCHITECTURE + PLANNING
122 E. ARRELLAGA STREET
SANTA BARBARA, CA 93101
T: 805.692.2766 X 110

LANDSCAPE
CHARLES MCCLURE
CM+LA
5290 OVERPASS ROAD, SUITE 115
SANTA BARBARA, CA 93111
T: 805.696.6664

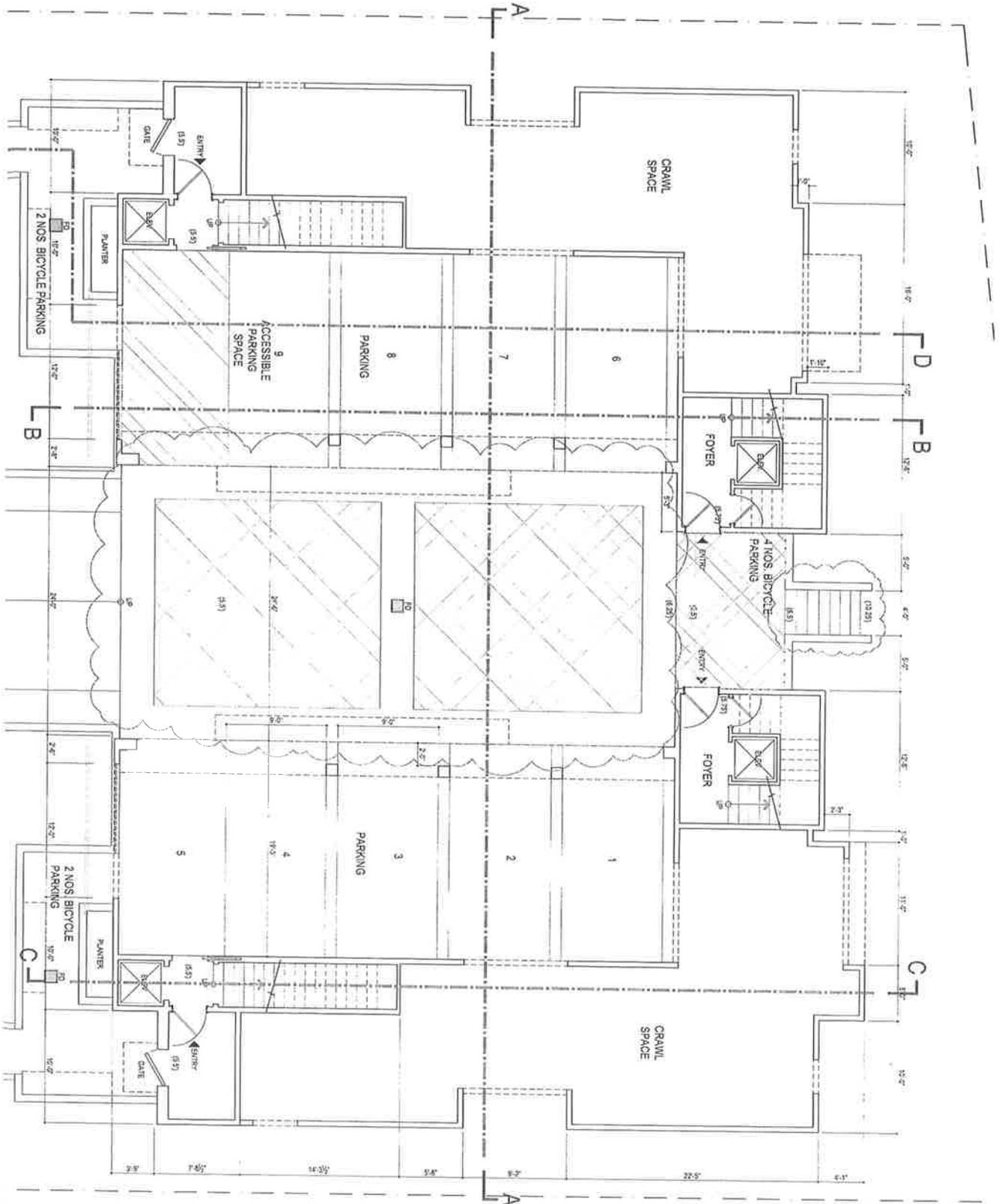
FLOOD HAZARD DETERMINATION

BASE FLOOD ELEVATION = 9.0' NGVD 1929

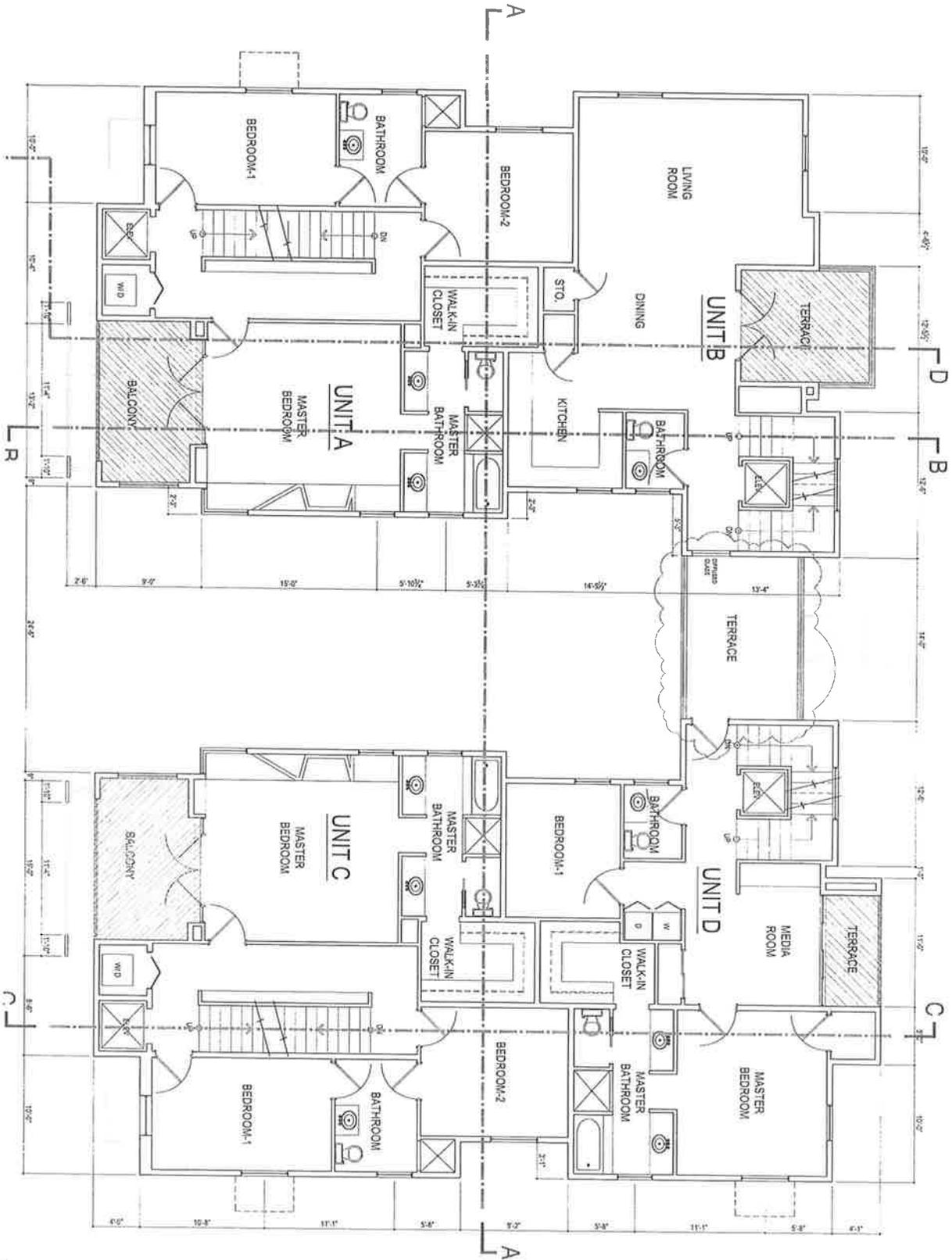
NET SQUARE FOOTAGE				
FLOOR LEVEL	UNIT A (3-BEDROOM)	UNIT B (1-BEDROOM)	UNIT C (3-BEDROOM)	UNIT D (2-BEDROOM)
PARKING/ ENTRY FLOOR	75 SQ. FT.	98 SQ. FT.	75 SQ. FT.	88 SQ. FT.
FIRST FLOOR	1,053 SQ. FT.	702 SQ. FT.	1,057 SQ. FT.	735 SQ. FT.
SECOND FLOOR	716 SQ. FT.	423 SQ. FT.	704 SQ. FT.	537 SQ. FT.
TOTAL	1,844 SQ. FT.	1,123 SQ. FT.	1,836 SQ. FT.	1,370 SQ. FT.

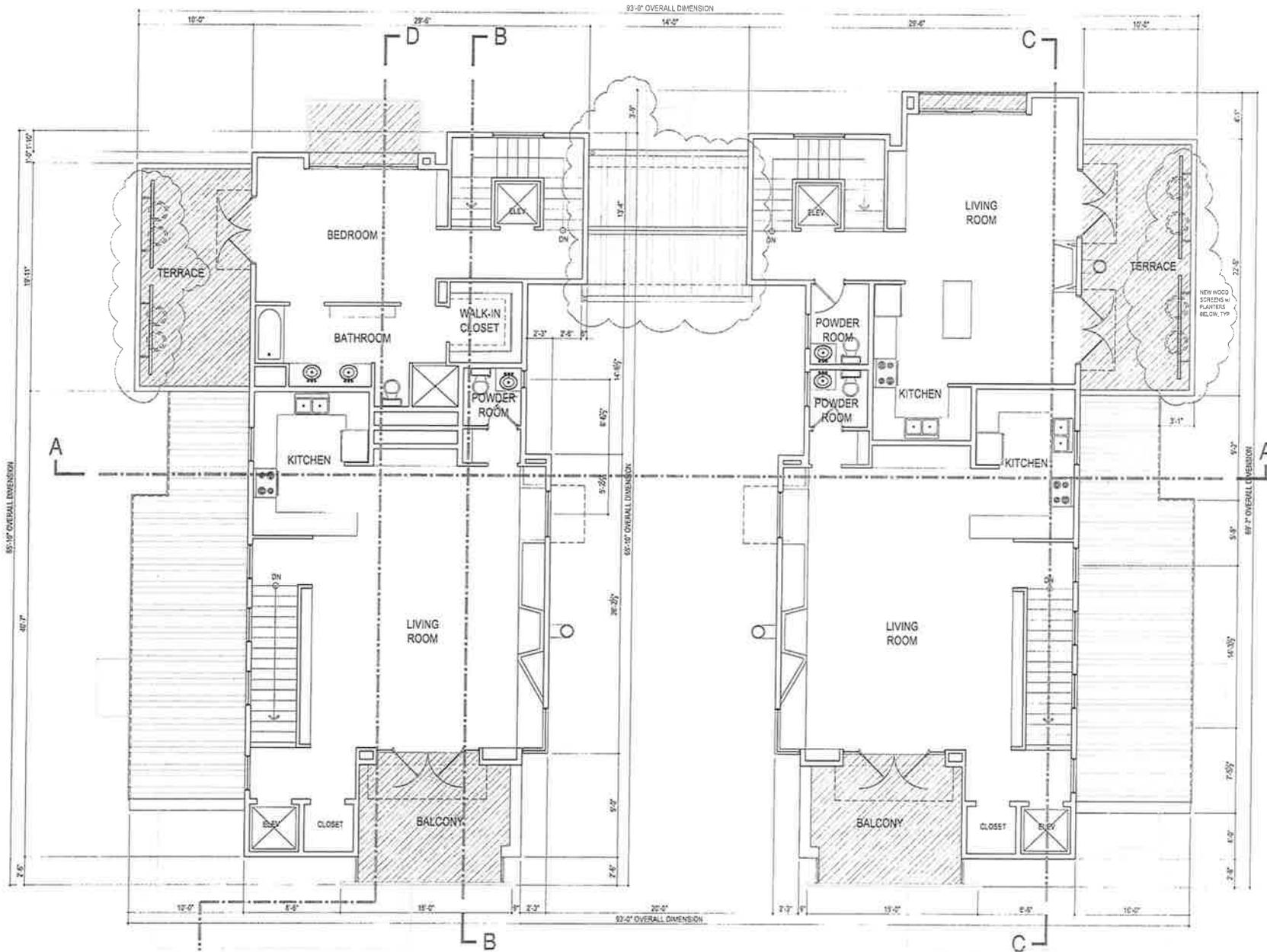
RECEIVED
JAN 09 2013
COMMUNITY DEVELOPMENT
DEPARTMENT

SCOPE OF WORK



Scale 1/8"=1'-0"

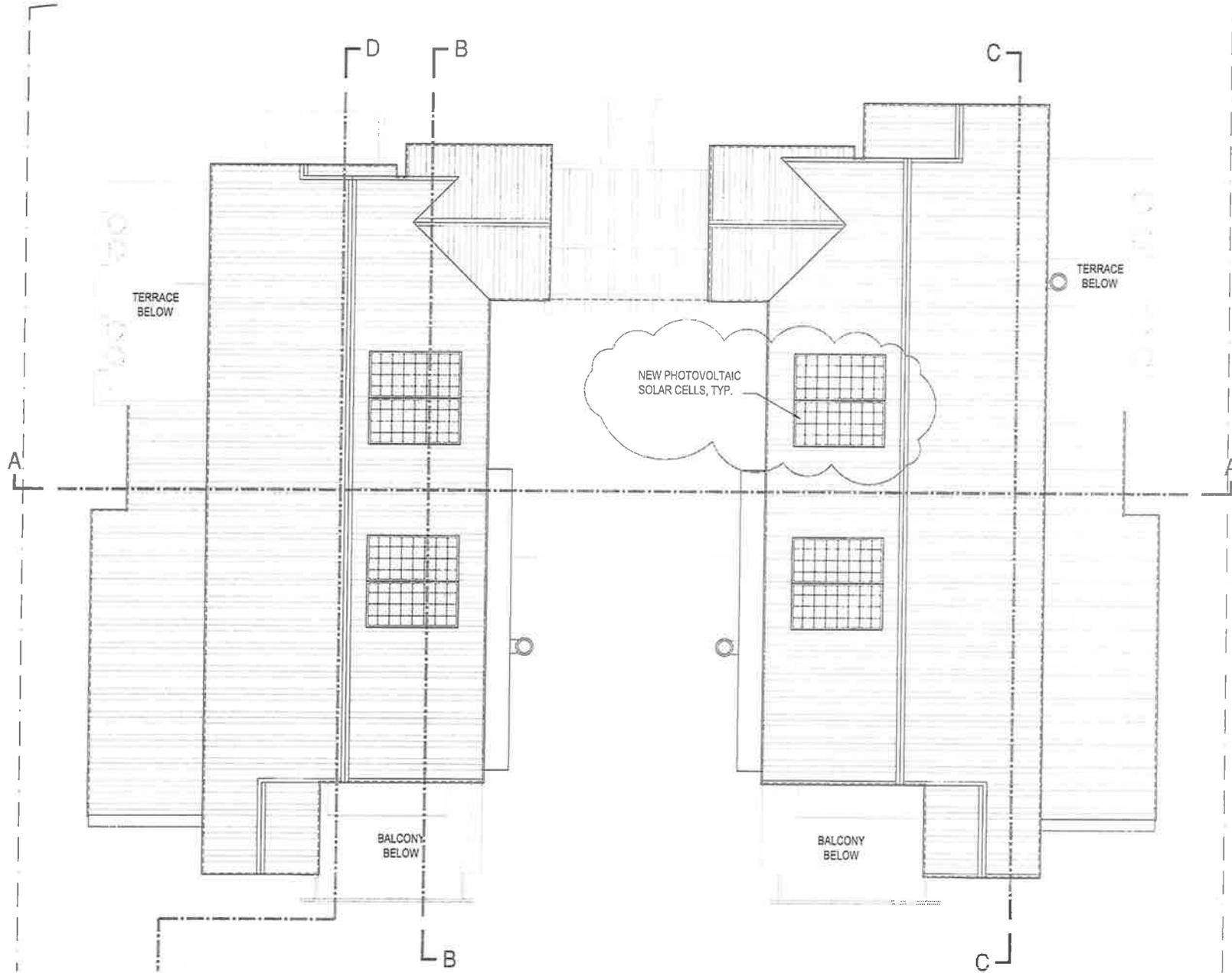




85'-10" OVERALL DIMENSION

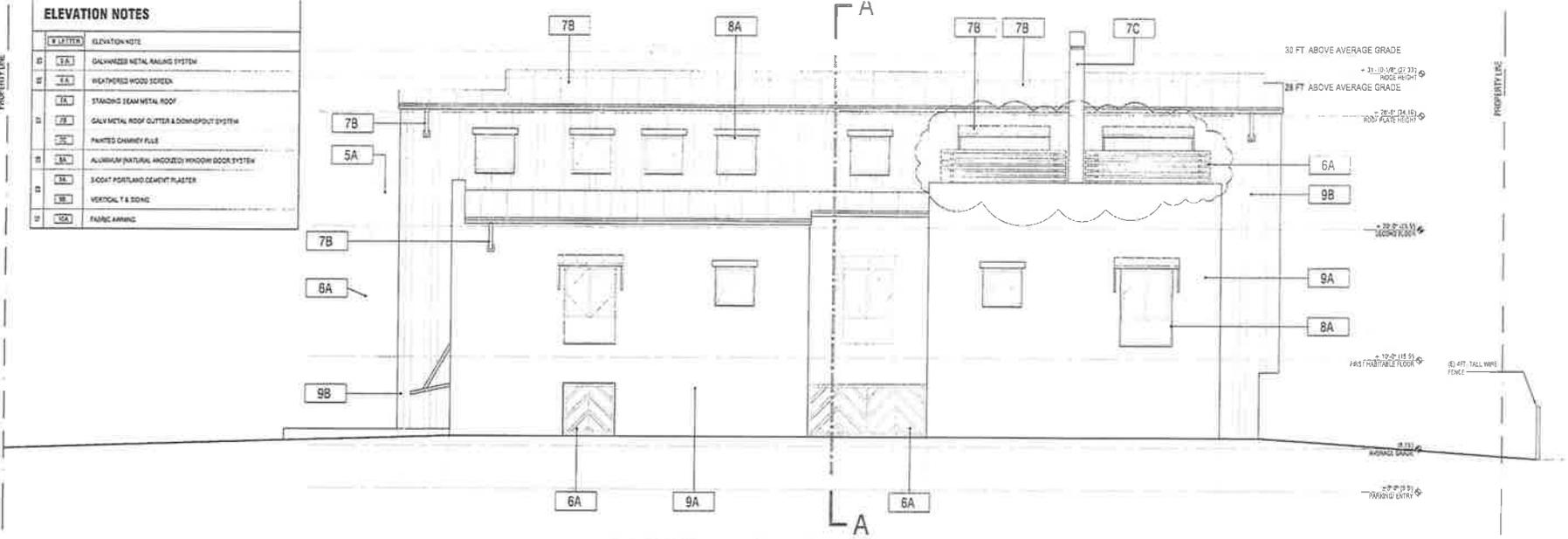
93'-0" OVERALL DIMENSION

Scale 1/4"=1'-0"

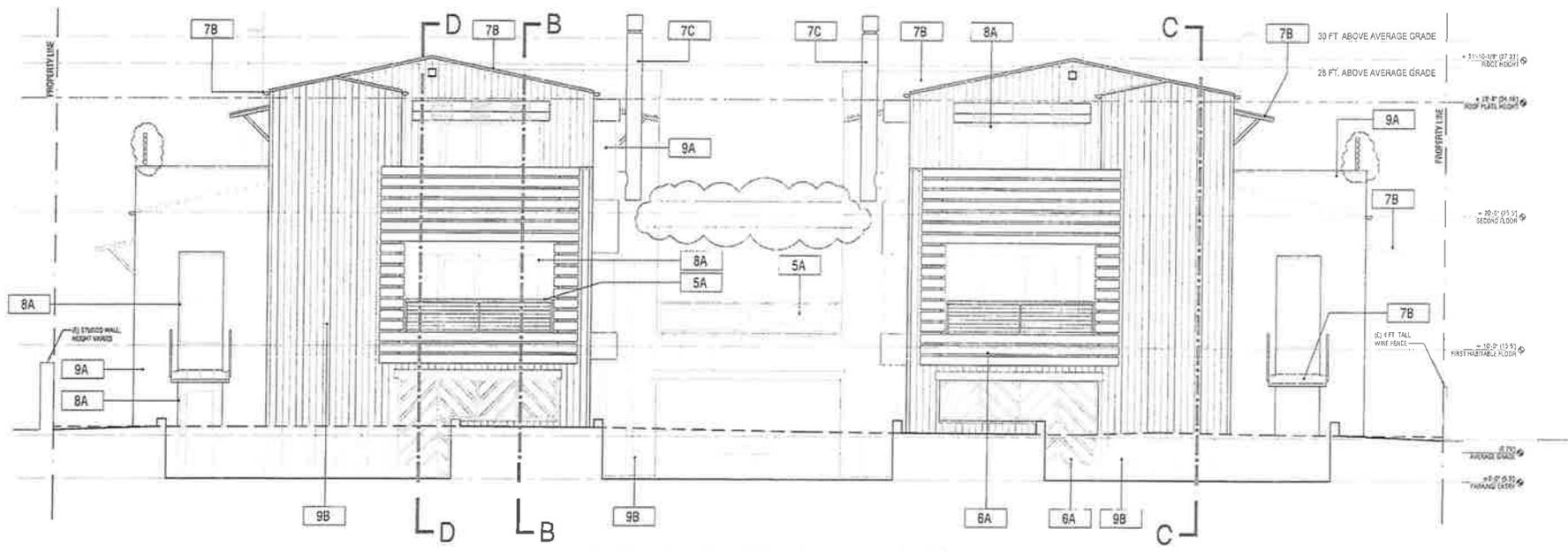


Scale 1/8"=1'-0"

ELEVATION NOTES	
LETTER	ELEVATION NOTE
7A	GALVANIZED METAL RAILING SYSTEM
8A	WEATHERED WOOD SCREEN
9A	STANDING SEAM METAL ROOF
7B	GALV METAL ROOF CUTTER & DOWNSPOUT SYSTEM
7C	PAINTED CHIMNEY FLUE
8A	ALUMINUM (PAINTED ANODIZED) WINDOW DOOR SYSTEM
9A	SOOT PORTLAND CEMENT PLASTER
9B	VERTICAL T & BOND
9C	FABRIC FINISH

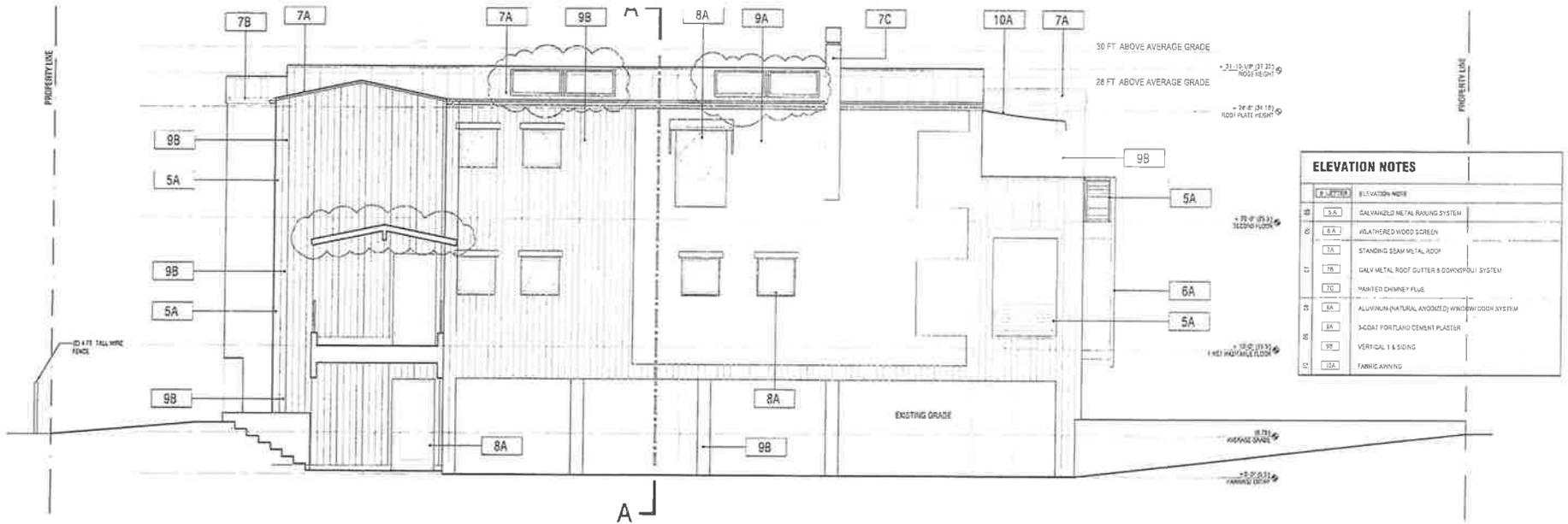


SOUTH EAST ELEVATION



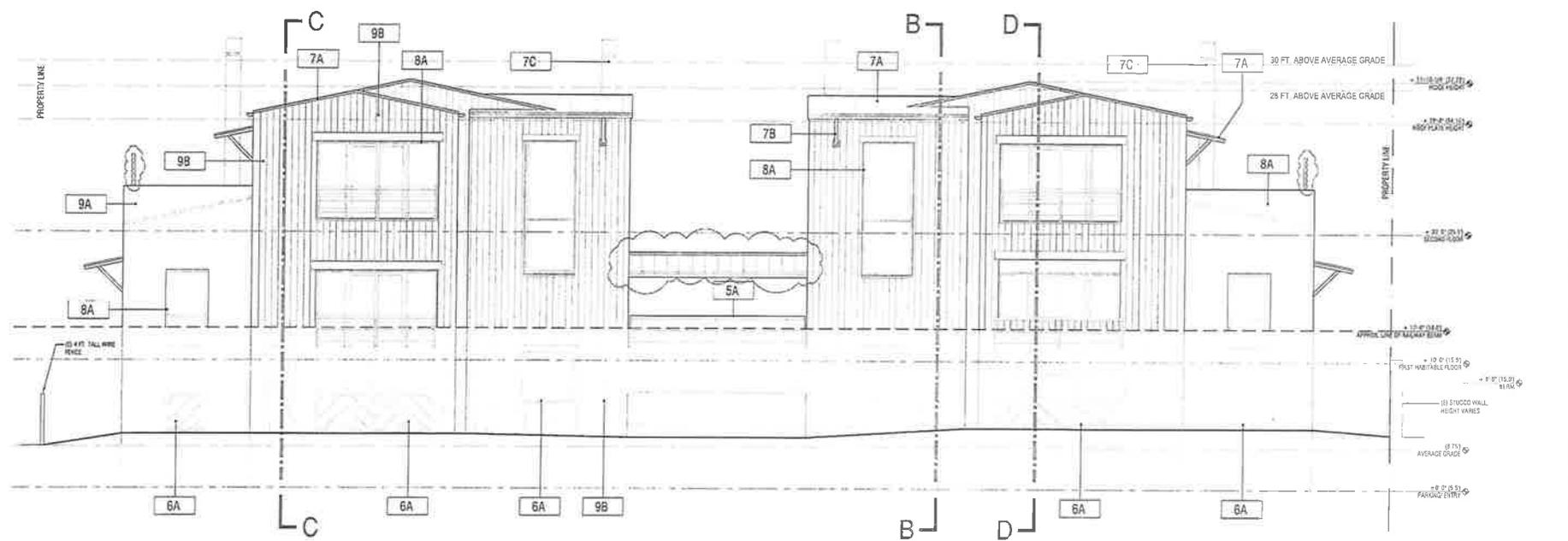
SOUTH WEST ELEVATION

Scale: 1/8" = 1'-0"



SOUTH WEST INNER ELEVATION

ELEVATION NOTES	
CALLOUT	ELEVATION NOTE
5A	GALVANIZED METAL RAILING SYSTEM
6A	WHA/HEARD WOOD SCREEN
7A	STANDING SEAM METAL ROOF
7B	GALV METAL ROOF GUTTER & DOWNSPOUT SYSTEM
7C	PAINTED CHIMNEY FLUE
8A	ALUMINUM (NATURAL ANODIZED) WINDOW DOOR SYSTEM
8B	3-COAT PORTLAND CEMENT PLASTER
9B	VERTICAL 1 & 5 Siding
10A	FABRIC AWNING



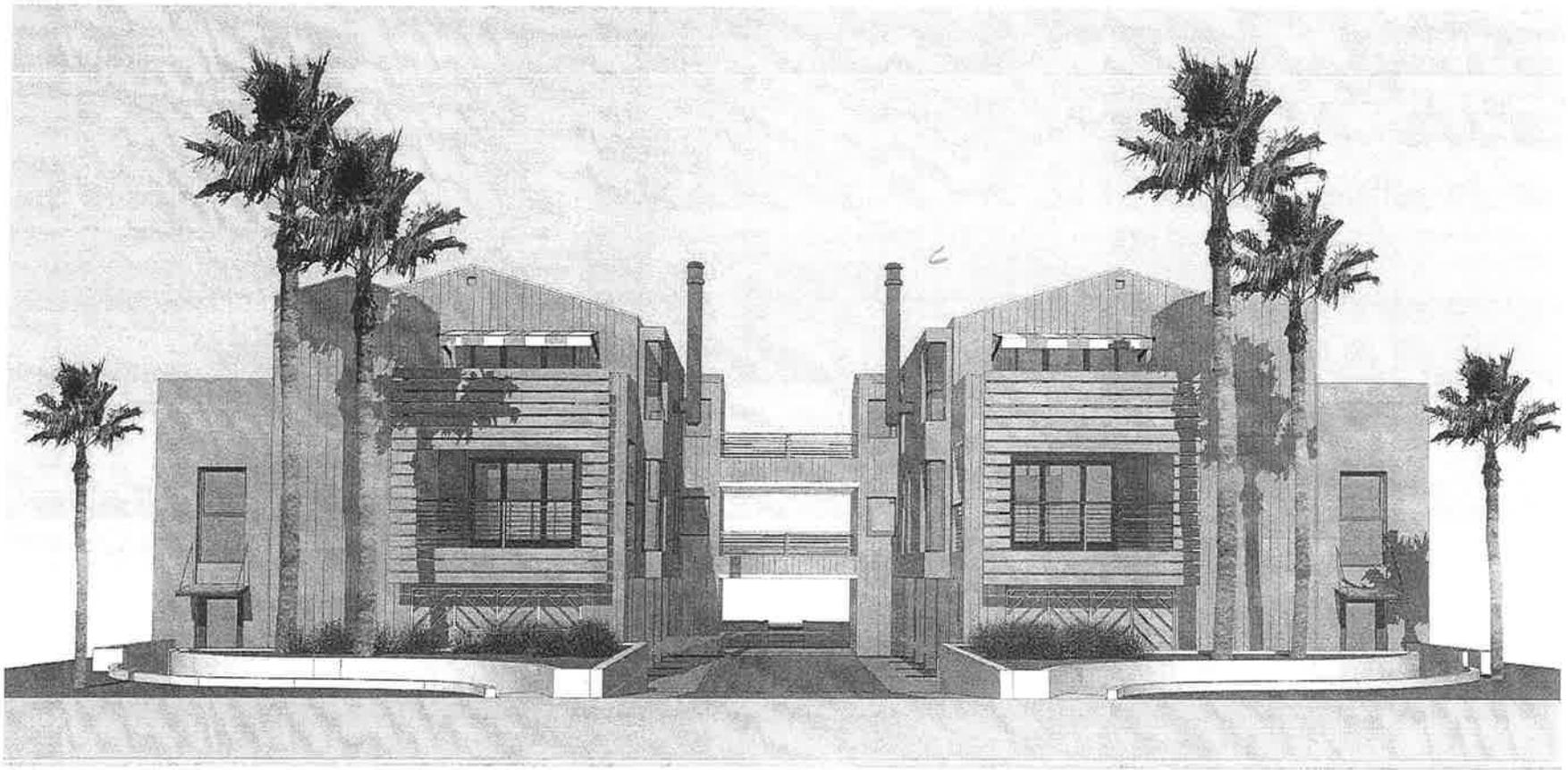
NORTH EAST ELEVATION

Scale: 1/4" = 1'-0"

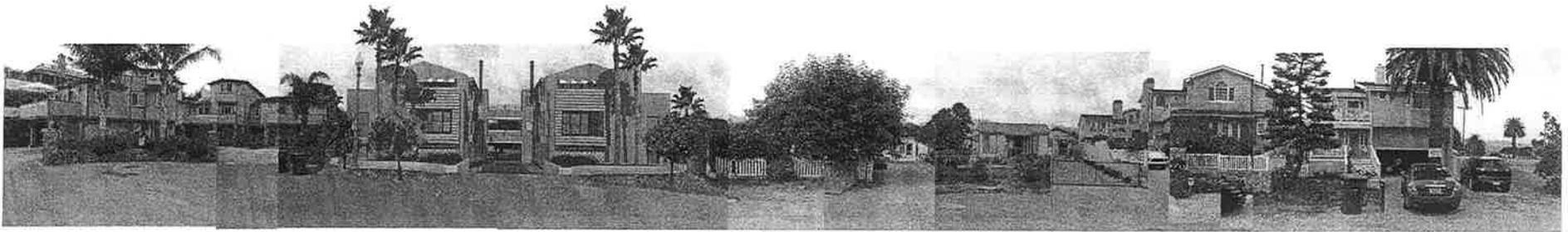
121 B)
ARC ANT
122 I SAN CAL 80:
CENTAL EC EQUIDBY

01-13-2012

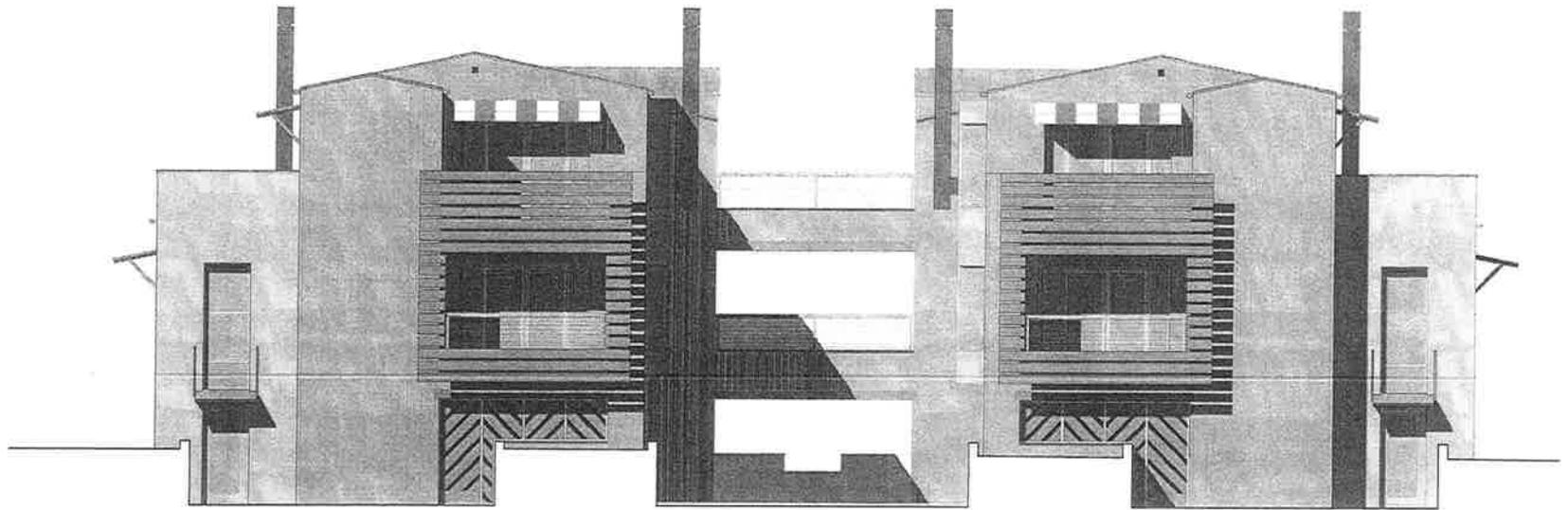
EL



3D RENDERING OF THE PROPOSED PROJECT FROM 4th STREET

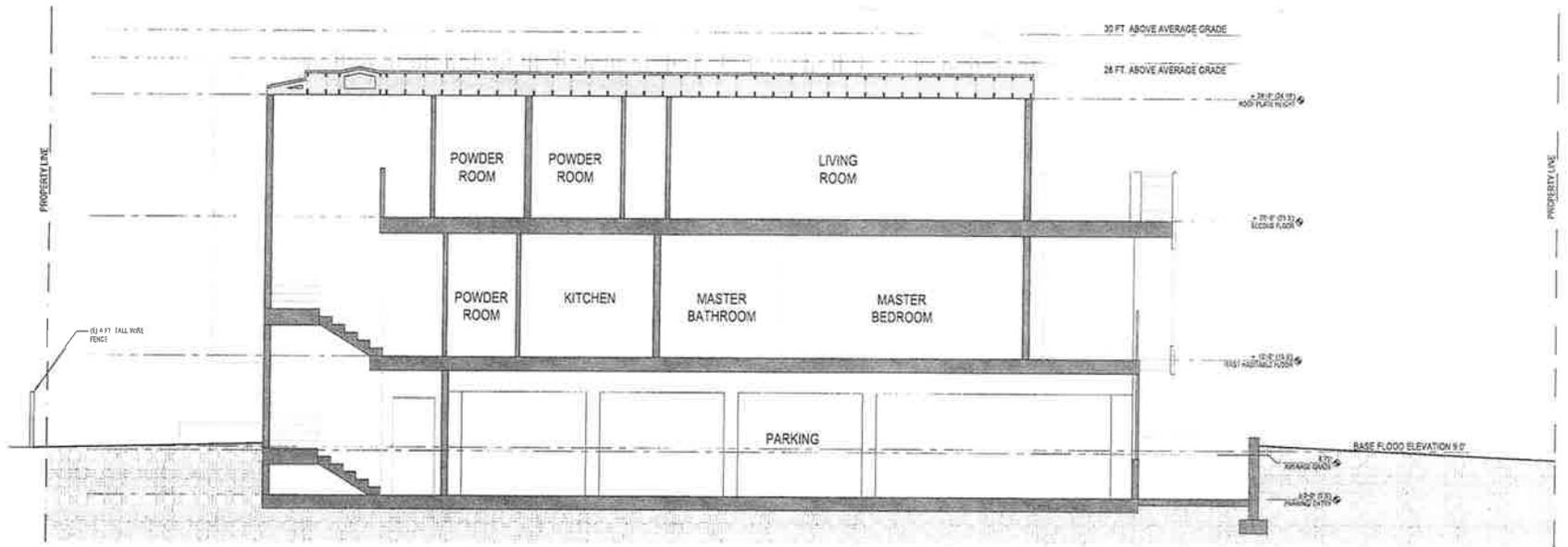


STREET VIEW
PROPOSED PROJECT FROM 4th STREET

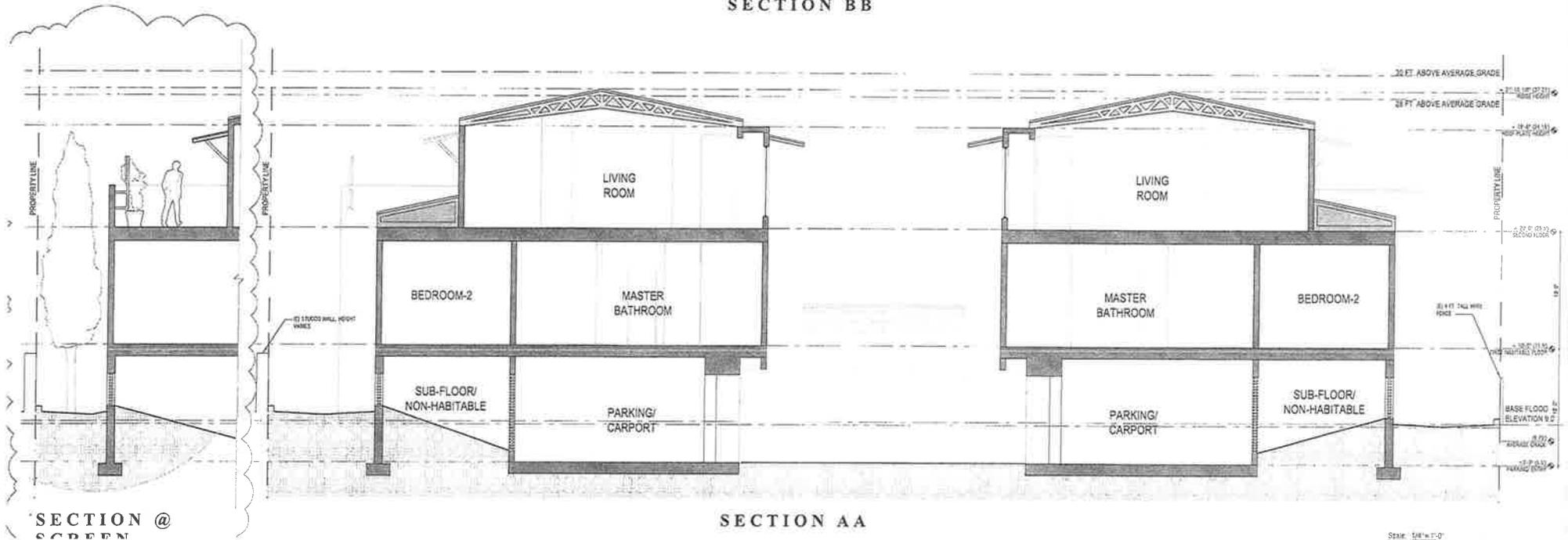


SOUTH WEST ELEVATION

Scale: 1/4" = 1'-0"



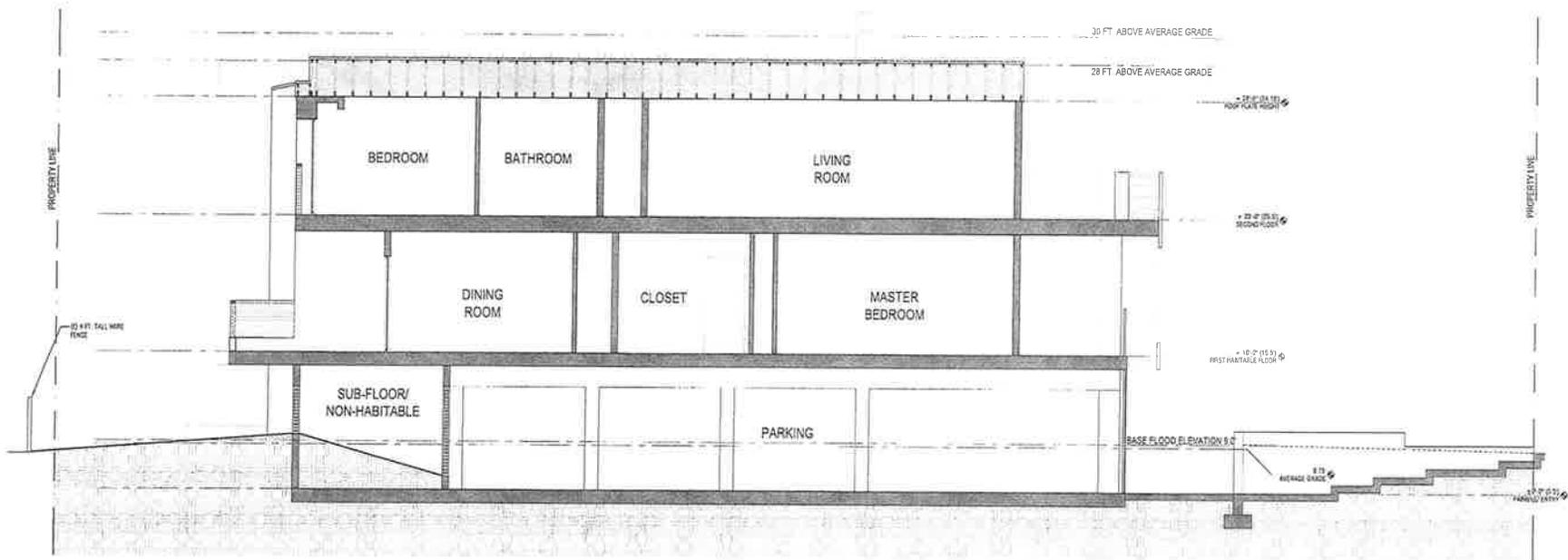
SECTION BB



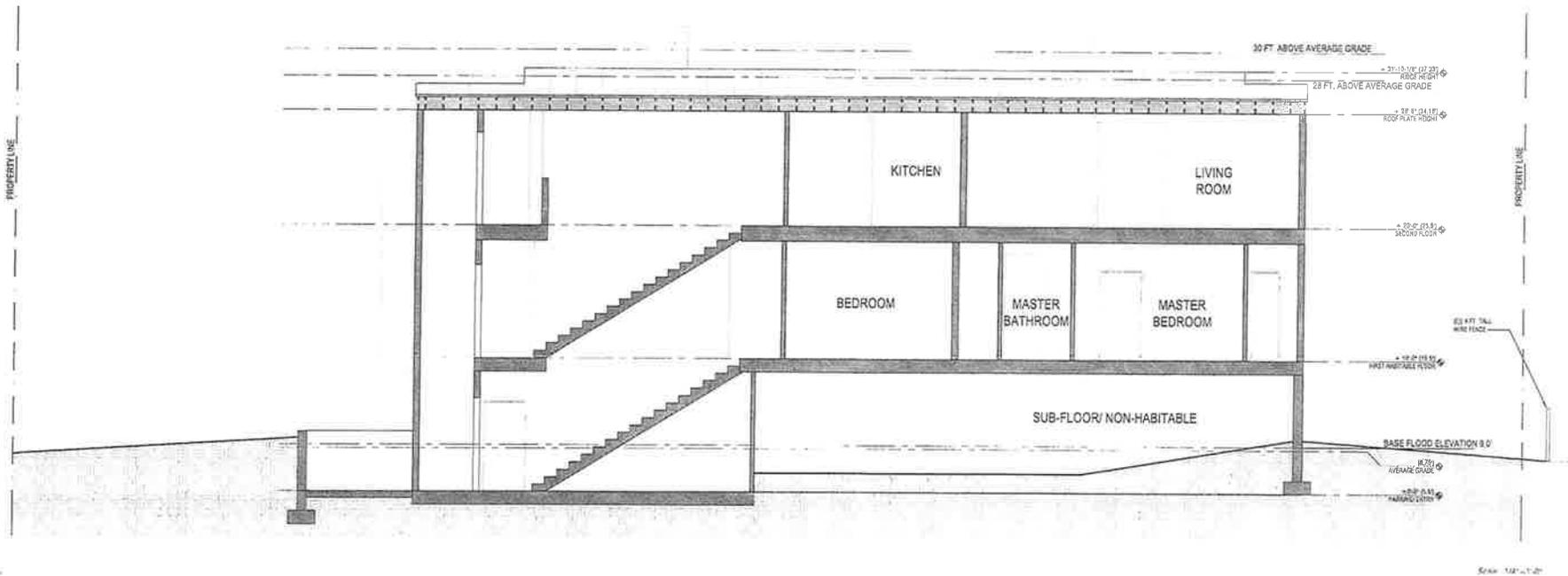
SECTION AA

SECTION @
SCREEN

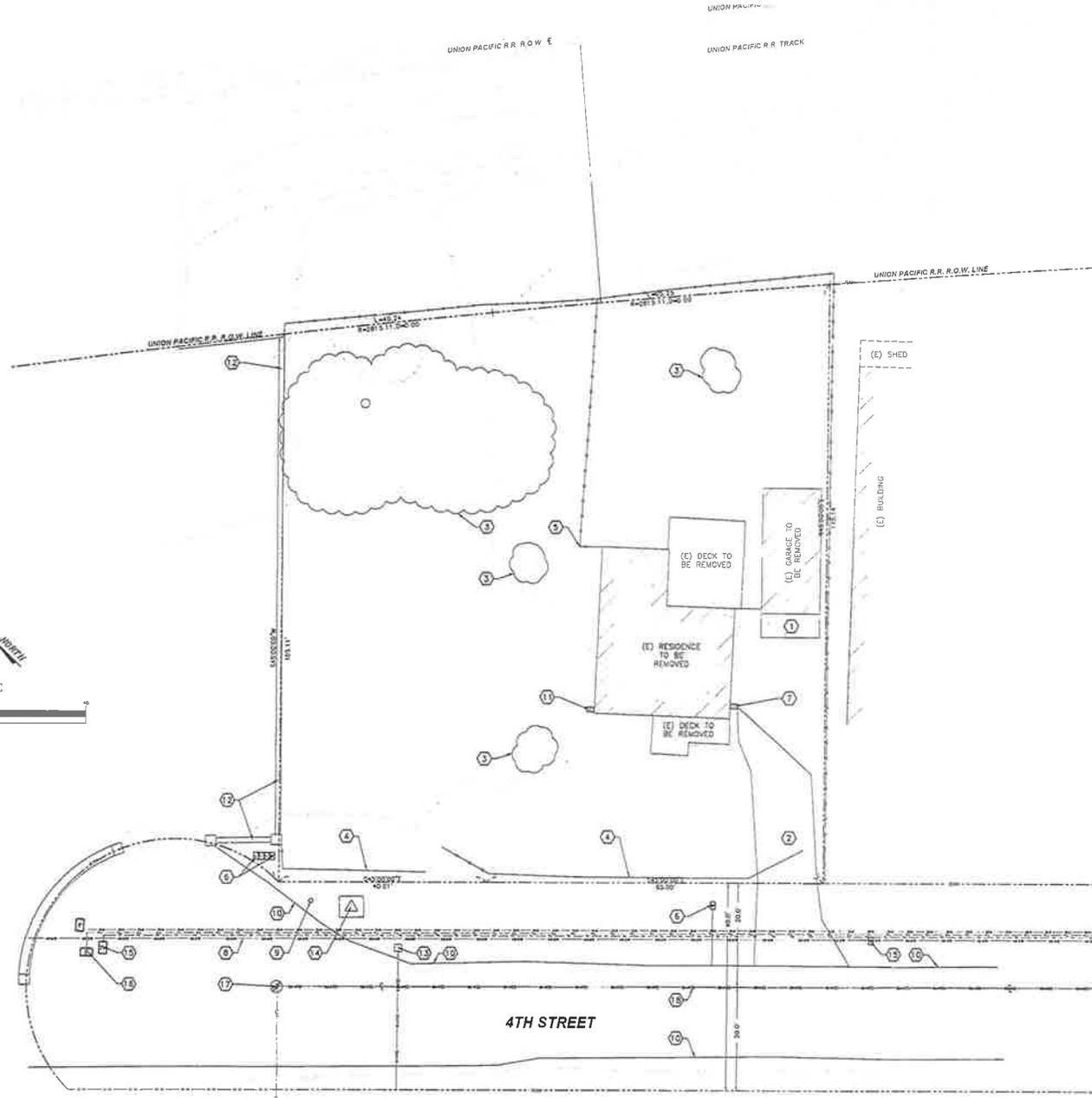
Scale: 1/8" = 1'-0"



SECTION D



Scale: 1/4" = 1'-0"



SITE INFORMATION

ZONE PRD-20
 USE RESIDENTIAL
 APN 003-431-005
 TOTAL SITE AREA = 11,569 SQ. FT. = 0.27 ACRES

EXISTING STRUCTURES:
 598 SQ. FT. HOUSE TO BE REMOVED
 272 SQ. FT. GARAGE TO BE REMOVED

NEW STRUCTURES:
 FOURPLEX CONDOMINIUM STRUCTURE

SITE AREA PERCENTAGE CALCULATIONS

(E) BUILDING FOOTPRINT TO BE REMOVED	970 SQ. FT.	= 8%
(E) DECK TO BE REMOVED	339 SQ. FT.	= 3%
(E) ASPHALT AREA TO BE REMOVED	320 SQ. FT.	= 3%
(E) CONCRETE TO BE REMOVED	52 SQ. FT.	= 0%
LANDSCAPED AREAS	9,905 SQ. FT.	= 85%
TOTAL SITE AREA	11,569 SQ. FT.	= 100%

FENCE + WALL TABLE

TYPE	HEIGHT	LENGTH
(C) WOOD FENCE	6 FT.	184 FT.
(E) CHAIN LINK FENCE	6 FT.	188 FT.

CALL OUT NOTES

- ① (E) CONCRETE TO BE REMOVED
- ② (E) GRAVEL DRIVEWAY TO BE REMOVED
- ③ (E) TREE TO BE REMOVED
- ④ (E) CHAINLINK FENCE TO BE REMOVED
- ⑤ (E) WOOD FENCE TO BE REMOVED
- ⑥ (E) WATER METER TO REMAIN
- ⑦ (E) GAS METER TO BE RELOCATED
- ⑧ (E) 4" WATER MAIN
- ⑨ (E) STREET LIGHT
- ⑩ (E) EDGE OF PAVEMENT
- ⑪ (E) ELECTRIC METER TO BE REMOVED
- ⑫ (E) STUCCO WALL TO REMAIN
- ⑬ (E) DRAIN INLET
- ⑭ (E) S.C.E. ELECTRIC TRANSFORMER
- ⑮ (E) CABLE TELEVISION BOX
- ⑯ (E) TELEPHONE BOX
- ⑰ (E) SEWER MANHOLE
- ⑱ (E) 8" SEWER MAIN

NOTES

1. BEARINGS AND DISTANCES PLOTTED PER RECORD DATA. GRANT DEED PER INSTRUMENT NO. 1998-0013411 OF OFFICIAL RECORDS.
2. BENCH MARK: 2" BRASS CAP STAMPED CITY OF CARPINTERIA BENCHMARK 83-5 TOP OF CURB NORTHERLY RETURN AT THE NORTH CORNER OF LINDEN AVENUE & SANDYLAND AVENUE. ELEVATION = 9.58' U.S.C. & G.S. DATUM/NAVD83. LOCAL BENCHMARK IS SEWER MANHOLE R/W (PT. #7) AT THE INTERSECTION OF 4TH ST & ASH ST. ELEVATION = 9.10'.
3. DIMENSIONS FOR STRUCTURES SHOWN IN THIS PLAN SET ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
4. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF LANDINGS AND EXITS.
5. ALL PROPOSED OR EXISTING EASEMENTS ARE SHOWN IN THIS PLAN SET.
6. REFER TO ARCHITECTURAL SHEETS FOR DETAILS OF LANDSCAPED AREAS, ROCK WORK, FENCES, AND NONSTRUCTURAL WALLS.
7. PRIOR TO BEGINNING WORK WITHIN THE PUBLIC RIGHT OF WAY AN ENCROACHMENT PERMIT WILL BE OBTAINED FROM THE CITY OF CARPINTERIA PUBLIC WORKS DEPARTMENT.

FIRE DEPARTMENT REQUIREMENTS

1. ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE CENTERLINE OF THE ROADWAY FRONTING THE BUILDING AND THEY SHALL CONTRAST WITH THEIR BACKGROUND.
2. WATER LINES SHALL BE INSTALLED PER CITY OF CARPINTERIA STANDARDS AND N.F.P.A. STANDARDS.
3. FIRE DEPARTMENT ACCESS REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA FIRE CODE, APPENDIX III-D. 4. AN "EMERGENCY CONTACT INFORMATION" FORM SHALL BE FILLED OUT & RETURNED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
5. ALL WEATHER SURFACE ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE START OF FRAMING AND MUST MEET FIRE DEPARTMENT MINIMUM STANDARDS.
6. DIRECTORY SIGN TO BE LOCATED AT MAIN ENTRANCE DRIVE. LOCATION &

EXISTING SITE PLAN
 SCALE: 1/4" = 10'

The design of ACS Plan has been checked and approved by the City of Carpinteria. This design is not to be used for any other project without the written consent of ACS.

NOT FOR CONSTRUCTION

Project: GONZA 4510 4th St CARPINTERIA

Client: HOCHHAL ARCHITECT 122 EAST 7 SANTA BARBARA (805) 887-2

Revisions:

Job # & Title: ACS12022 ACS12022-D DRAWING 5

Date: SEPTEMBER

Sheet: 02

SEC. 15A-16. STANDARDS OF CONSTRUCTION.

IN ALL AREAS OF SPECIAL FLOOD HAZARDS THE FOLLOWING STANDARDS ARE REQUIRED:

(A) ANCHORING.

- (1) ALL NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER PROPOSED NEW DEVELOPMENT SHALL BE ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE OR LATERAL MOVEMENT OF THE STRUCTURE RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.
- (2) ALL MANUFACTURED HOMES SHALL MEET THE ANCHORING STANDARDS OF SECTION 15A-19.

(B) CONSTRUCTION MATERIALS AND METHODS.

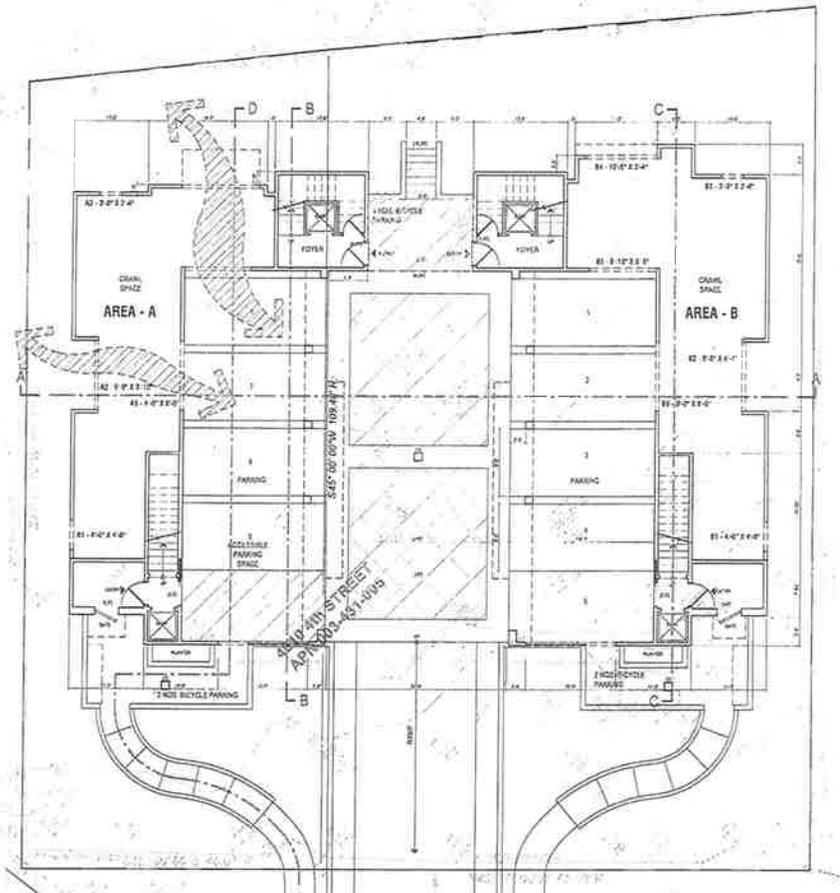
- (1) ALL NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER PROPOSED NEW DEVELOPMENT SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.
- (2) ALL NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER PROPOSED NEW DEVELOPMENT SHALL BE CONSTRUCTED USING METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.
- (3) ALL NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER PROPOSED NEW DEVELOPMENT SHALL BE CONSTRUCTED WITH ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES THAT ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
- (4) WITHIN ZONES AH OR AC, THE FLOODPLAIN ADMINISTRATOR SHALL REQUIRE THAT ADEQUATE DRAINAGE PATHS AROUND STRUCTURES ON SLOPES TO GUIDE FLOOD WATERS AROUND AND AWAY FROM PROPOSED STRUCTURES.

(C) ELEVATION AND FLOODPROOFING.

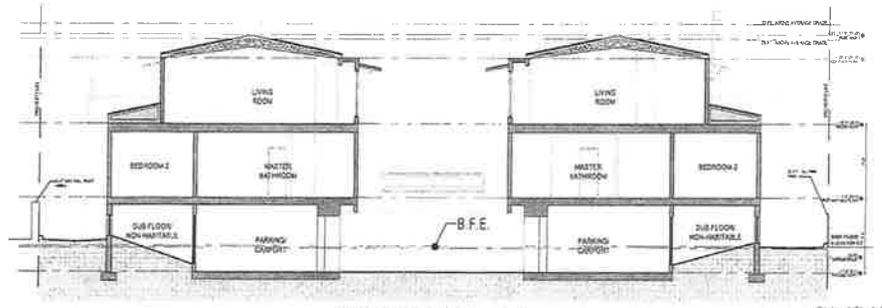
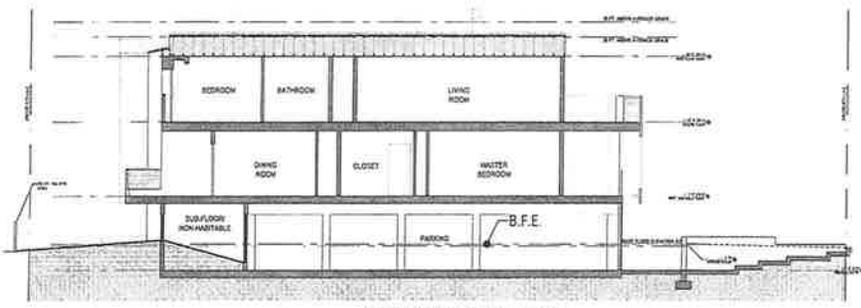
- (1) NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER PROPOSED NEW DEVELOPMENT SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED TWO FEET ABOVE THE BASE FLOOD ELEVATION (BFE), UNLESS SUCH MINIMUM ELEVATION IS LOWERED BY THE FLOODPLAIN ADMINISTRATOR AT HIS DISCRETION (BUT NOT BELOW THE BFE). NONRESIDENTIAL STRUCTURES MAY MEET THE STANDARDS IN SUBSECTION (C)(3) OF THIS SECTION PRIOR TO ERECTION OF WALL FRAMING, THE ELEVATION OF THE LOWEST FLOOR INCLUDING BASEMENT SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, OR VERIFIED BY THE FLOODPLAIN ADMINISTRATOR TO BE PROPERLY ELEVATED.
- (2) NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, AND OTHER PROPOSED NEW DEVELOPMENT IN ZONE AC SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED TWO FEET ABOVE THE HIGHEST ADJACENT GRADE, AT LEAST TWO FEET HIGHER THAN THE DEPTH NUMBER SPECIFIED, IN FEET, ON THE FIRM, OR AT LEAST TWO FEET ABOVE ADJACENT GRADE IF NO DEPTH NUMBER IS SPECIFIED UNLESS SUCH MINIMUM ELEVATION IS LOWERED BY THE FLOODPLAIN ADMINISTRATOR AT HIS DISCRETION (BUT NOT BELOW THE BFE). NONRESIDENTIAL STRUCTURES MAY MEET THE STANDARDS IN SUBSECTION (C)(3), PRIOR TO ERECTION OF WALL FRAMING, THE ELEVATION OF THE LOWEST FLOOR INCLUDING BASEMENT SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, OR VERIFIED BY THE FLOODPLAIN ADMINISTRATOR TO BE PROPERLY ELEVATED.
- (3) NONRESIDENTIAL CONSTRUCTION SHALL EITHER BE ELEVATED TO CONFORM WITH SUBSECTIONS (C)(1) OR (2), OR TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES
 - (A) BE FLOODPROOFED TWO FEET ABOVE THE BASE FLOOD ELEVATION (BFE) SO THAT THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER; AND
 - (B) HAVE STRUCTURAL COMPONENTS CAPABLE OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY; AND
 - (C) BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT THAT THE STANDARDS OF THIS SUBSECTION ARE SATISFIED. SUCH CERTIFICATIONS SHALL BE PROVIDED TO THE FLOODPLAIN ADMINISTRATOR.
- (4) THE FLOODPLAIN ADMINISTRATOR SHALL REQUIRE, FOR ALL NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER PROPOSED NEW DEVELOPMENT, THAT FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE USABLE SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AND WHICH ARE SUBJECT TO FLOODING SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATER. DESIGNS FOR MEETING THIS REQUIREMENT MUST EITHER BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OR MEET OR EXCEED THE FOLLOWING MINIMUM CRITERIA:
 - (A) EITHER A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED; THE BOTTOM OF ALL SUCH OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE (OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER); OR
 - (B) BE CERTIFIED TO COMPLY WITH A LOCAL FLOODPROOFING STANDARD APPROVED BY THE FEDERAL INSURANCE ADMINISTRATION, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- (5) MANUFACTURED HOMES SHALL ALSO MEET THE STANDARDS IN SECTION 15A-19.

FLOOD PLAIN ELEVATION = 9.0'

COMPLIANCE WITH SECTION 15A-16					
ENCLOSED AREA	AREA (SQ. FT.)	REQUIRED OPENINGS	REQUIRED AREA OF OPENINGS (SQ. IN.)	PROVIDED OPENINGS	PROVIDED AREA OF OPENINGS (SQ. IN.)
AREA - A	1,148	2	1,148	6	30,424
AREA - B	1,248	2	1,248	8	31,772



SITE PLAN



SCALE: 1/8"=1'-0"

GONZALES FOURPLEX

GRADING & DRAINAGE PLAN

APN 003-431-005
4610 4th STREET
CARPINTERIA, CALIFORNIA

PROJECT DESCRIPTION

This project will provide for the grading and drainage for the construction of four new residential units with covered parking.

SITE USE

The lot is currently occupied by one single family residence and a detached garage. The rear of the lot consists of dirt, trees and minor vegetation.

GENERAL CONDITIONS

SAFETY

THE CONSTRUCTION CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY DURING THE COURSE OF CONSTRUCTION OPERATIONS INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT IS NOT LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY AT ALL TIMES. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD OWNER, ENGINEER, AND OTHER PARTIES ASSOCIATED WITH THIS PROJECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF OTHER PARTIES.

ENGINEER'S STATEMENT

THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE. THIS PROJECT HAS BEEN COMPLETED IN A MANNER CONSISTENT WITH THE LEVELS OF SKILL AND CARE ORDINARILY EXERCISED BY PROFESSIONALS CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS IN THE REGION.

CONTAMINATED SOIL

IF ANY SLUMP, HYDROCARBON CONTAMINATED SOIL OR SUSPECTED CONTAMINATED SOIL IS FOUND DURING THE CONSTRUCTION PROCESS, ALL WORK SHALL CEASE. SOIL CHEMICAL TESTS SHALL BE TAKEN AND THE RESULTS PROVIDED TO THE COUNTY OF SANTA BARBARA PLANNING AND ZONING DEPARTMENT ENVIRONMENTAL COORDINATOR DIVISION. CORRECTIVE ACTIONS APPROPRIATE FOR THE FINDINGS WILL BE PLANNED AND CONDUCTED IN ACCORDANCE WITH THE ENVIRONMENTAL COORDINATOR DIVISION REQUIREMENTS. WORKS MAY RECOMMENCE ONLY AFTER APPROVAL BY THE CITY HAS BEEN OBTAINED.

UNAUTHORIZED USE

ALL SHEETS IN THIS PLAN SET WERE PREPARED BY ACS PREMIER, INC. AND ARE THE SOLE PROPERTY OF ACS PREMIER, INC. ACS PREMIER, INC. IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY ACS PREMIER, INC.

CODE COMPLIANCE

ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS THAT ARE CURRENTLY IN EFFECT:

- 2010 CAC, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
- 2010 CBC, CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUME 1&2
- 2010 CEC, CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
- 2010 CMC, CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
- 2010 CPC, CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
- 2010 CEC, CALIFORNIA ENERGY CODE, TITLE 24, PART 6
- 2010 CFC, CALIFORNIA FIRE CODE, PART 9
- 2010 CIL, CALIFORNIA RESIDENTIAL CODE
- 2010 CDBSC, CALIFORNIA GREEN BUILDING CODE
- CITY OF CARPINTERIA MUNICIPAL CODE

ADDITIONAL PERMITS

ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT THAT MAY BE OBTAINED FROM THE CITY OF CARPINTERIA OR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.

FLAMMABLE MATERIALS STORAGE

ALL FLAMMABLE LIQUIDS SHALL BE STORED IN AN ULL LISTED FLAMMABLE LIQUIDS STORAGE CABINET. SUCH CABINETS SHALL BE LABELED "DANGER, FLAMMABLE LIQUIDS, NO SMOKING OR OPEN FLAMES" IN LETTERS NOT LESS THAN FOUR INCHES IN HEIGHT AND IN CONTRAST WITH THEIR BACKGROUND. THIS REQUIREMENT APPLIES TO ANY FLAMMABLE LIQUID STORED ANYWHERE ON THE PROPERTY.

APPROVED PLANS

THE ENGINEER'S STAMP DOES NOT INDICATE ACCEPTANCE BY THE OWNER OR REGULATORY AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE CURRENT, APPROVED SET OF PLANS IS BEING USED. THE FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY OF COMPLIANCE WITH THE APPROVED PLAN SET.

VICINITY MAP



CERTIFICATIONS

AGREEMENT TO RETAIN

Civil Engineer:

That the construction of site improvements contained within this set of plans will be periodically observed by a California Registered Civil Engineer, an appointed Engineer of Record will be retained, and that I, the Owner or Developer will be responsible for payment thereof for observation and "as-built" plan submission. The "as-built" plans shall be submitted to the City of Carpinteria Engineering Department and other required agencies at least ten (10) working days prior to request for release of any required sureties by these agencies for "Final" Performance of Improvements.

Copy Date: _____ Date: _____

BUILDING PAD ELEVATION CERTIFICATE

I have checked the on-site grading at the time the building pads have been graded in preparation for building foundations and prior to the commencement of any building foundation work on the pads and certify that the lot boundaries have been clearly identified on the site, the graded pad elevations are as shown on the approved Grading Plan, the top of the exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 1 percent.

Name: Paul A. Knutson, PE License Number: 63584

Signature: _____ Date: _____

FINISH FLOOR ELEVATION CERTIFICATE

I certify that the foundation forms are set at the approved finish floor elevation/s and the building location/s are in performance with the approved Site and Grading Plans. The elevation of the lowest finished floor shall be at least 18 inches above the top of the City street curb where the lot drainage discharges.

Name: Paul A. Knutson, PE License Number: 63584

Signature: _____ Date: _____

FINAL INSPECTION GRADING CERTIFICATE

The drainage design and elevations shown on the approved grading plans have been field checked by a licensed civil engineer, land surveyor or architect and are found to be in substantial compliance with the design and said elevations shown on "as-built" plans have been submitted to the City for approval. A copy of these City approved "as-built" are attached herewith if applicable.

Name: _____ License Number: _____

Signature: _____ Date: _____

DRAWING INDEX

TITLE SHEET	C1
EXISTING SITE PLAN	C2
NEW SITE PLAN	C3
GRADING PLAN	C4
UTILITY PLAN	C5
EROSION CONTROL	C6
SECTIONS	C7
DETAILS	C8
SPECIFICATIONS	C9

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FLOOD INSURANCE RATE MAP (FIRM) CERTIFICATE

Community Number: 00083C142DF Parcel Number: 003-431-005

Date of FIRM: SEPTEMBER 30, 2005 Date of FIRM Amendments: NONE

FIRM Zone: X

Base Flood Elevation: 9'0"

The lowest floor elevation in all A-Zones, where Base Flood Elevations are indicated, will be field checked "as-built" prior to occupancy of the structure(s) by a licensed engineer, land surveyor, or architect as required to comply with the County of Santa Barbara Flood Control District Ordinance and FEMA required information from the Flood Insurance Rate Map.

Elevation datum used on the FIRM for Base Flood Elevation is the National Geodetic Vertical Datum (NGVD) 1929. I certify that the information on this certificate represents my best efforts to interpret the data available. If the project is not in an A-Zone and not subject to Base Flood Elevation requirements the applicable zone is noted. I understand that any late statement may be punishable by fine or imprisonment under 18 U.S. Code Section 1001.

Certifier Name: Paul A. Knutson, PE License Number: RCE #63584 (Exp. 9/30/12)
Title: Civil Engineer Phone: (805) 922-4777
Address: 3078 Skyway Drive, Suite 501, Santa Maria, CA 93450

Signature: _____ Date: _____

LEGEND

TV	TOP OF WALL
FT	TOP OF FOOTING
FDW	FACE OF WALL
CL	CHAIN LINK FENCE
P	PROPERTY LINE
BW	BACK OF WALK
TGB	TOP OF BERM
AC	TOP OF AC PAVEMENT
FC	FINISH GRADE
TC	TOP OF CURB
EG	EXISTING GRADE
HRL	HIGH WATER LIMIT
TS	TOP OF SURFACE
(N)	NEW
(E)	EXISTING
WFF	WELDED WIRE FABRIC
CONC	CONCRETE
GB	CENTERLINE
FL	GRADE BREAK
FL	FLOWLINE
WV	WATER VALVE
GM	GAS METER
HD	ROOF DRAIN
FI	FDDI
MIN	MINIMUM
TYP	TYPICAL
○	CHAIN LINK FENCE
○	POWER POLE
○	(E) GUY POLE
○	(C) SEWER MANHOLE
○	(E) HYDRANT
○	(E) STREET LIGHT
---	PROPERTY BOUNDARY
---	SLOPE INDICATOR

DETAIL LABEL

AX
XXX
Detail Number
Detail Page Number

The design of ACS First herein shall depict and make explicit within drawings and if governing shall apply to it.

NOT A PROFESSIONAL SEAL

Project: GONZA 4610 4th ST CARPINTERIA

Client: HOCHMAL ARCHITECT 122 EAST A SANTA BAI (805) 922-2

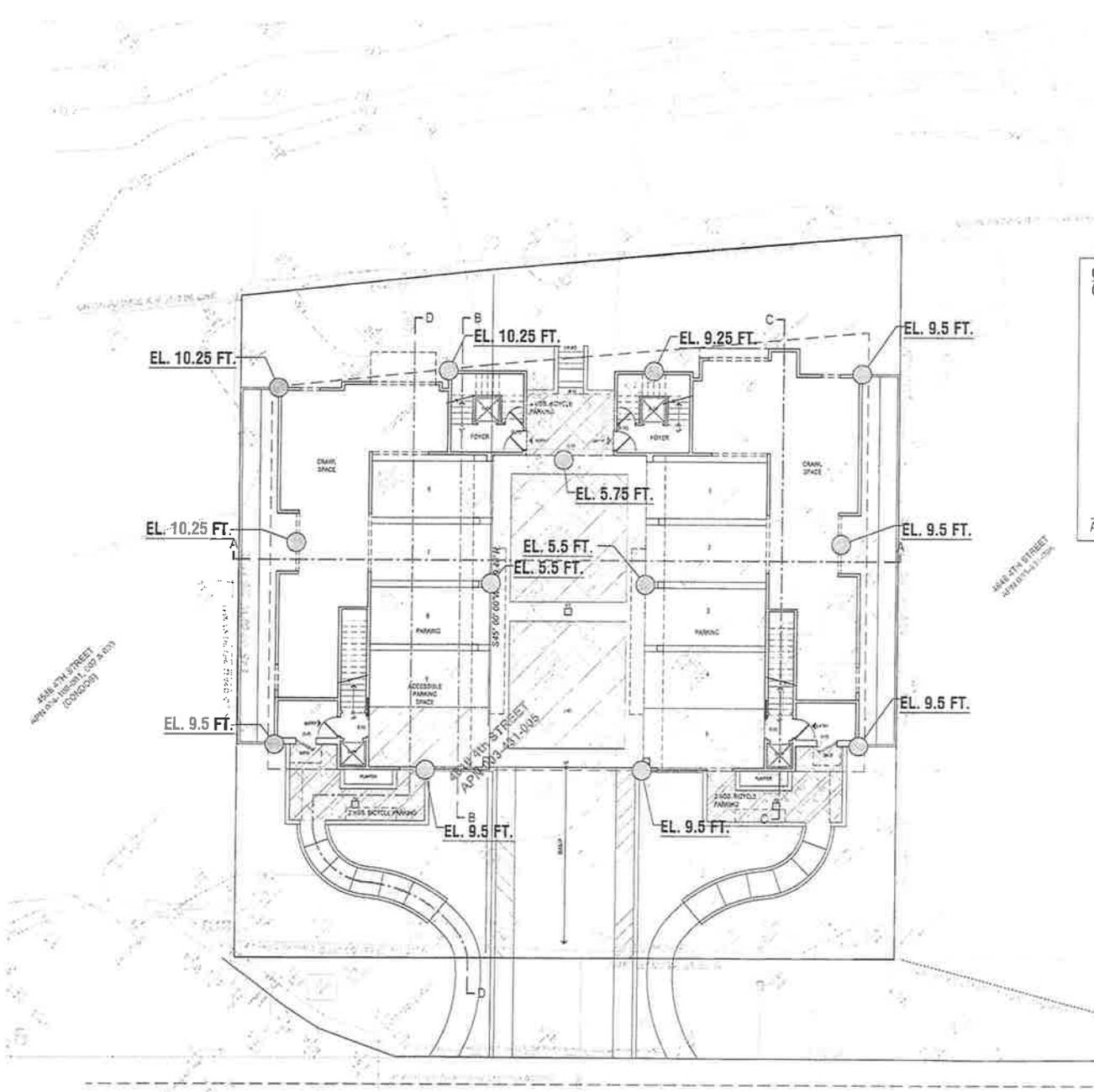
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Date: SEPT2008

Sheet: C1



HEIGHT CALCULATIONS

GRADE ELEVATIONS AT BUILDING (INCLUDING SUNKEN COURT)

10.25 FT.
10.25 FT.
9.25 FT.
9.50 FT.
9.50 FT.
9.50 FT.
5.50 FT.
5.75 FT.
5.50 FT.
9.50 FT.
9.50 FT.
10.25 FT.
AVERAGE GRADE = 8.75 FT.

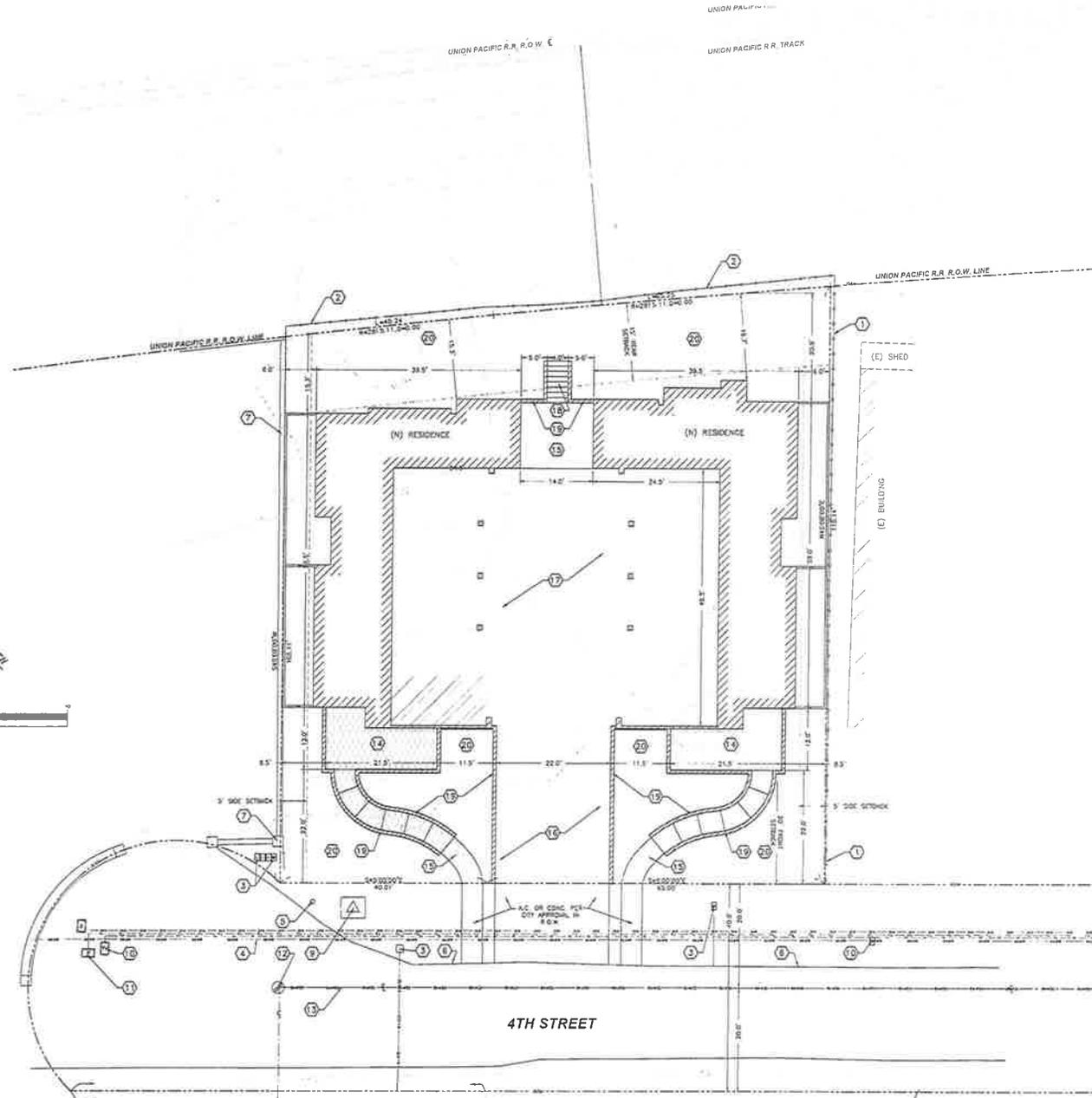
28.58 FT. BUILDING HEIGHT

446 4TH STREET
APN 013 001 001 001 001
(01/01/00)

348 4TH STREET
APN 013 001 001 001 001

4TH STREET

Scale: 1/8"=1'-0"



NEW SITE PLAN
SCALE: 1"=10'

SITE INFORMATION

ZONE: PRD-20
 USE: RESIDENTIAL
 APN: 003-431-005
 TOTAL SITE AREA = 11,569 SQ. FT. = 0.27 ACRES
 EXISTING STRUCTURES:
 698 SQ. FT. HOUSE TO BE REMOVED
 272 SQ. FT. GARAGE TO BE REMOVED

NEW STRUCTURES:
 FOURPLEX CONDOMINIUM STRUCTURE

SITE AREA PERCENTAGE CALCULATIONS

(N) BUILDING FOOTPRINT	2,418 SQ. FT.	= 22%
(N) DRIVEWAY AREA	3,785 SQ. FT.	= 33%
(N) CONCRETE AREA	1,060 SQ. FT.	= 9%
(N) LANDSCAPED AREA	4,325 SQ. FT.	= 36%
TOTAL SITE AREA	11,569 SQ. FT.	= 100%

FENCE + WALL TABLE

TYPE	HEIGHT	LENGTH
(N) RETAINING WALL		164 FT.

CALL OUT NOTES

- ① (E) WOOD FENCE
- ② (E) CHAINLINK FENCE TO BE RELOCATED TO PROPERTY LINE
- ③ (E) WATER METER
- ④ (E) 4" WATER MAIN
- ⑤ (E) STREET LIGHT
- ⑥ (E) EDGE OF PAVEMENT
- ⑦ (E) STUCCO WALL TO REMAIN
- ⑧ (E) DRAIN INLET
- ⑨ (E) S.C.E. ELECTRIC TRANSFORMER
- ⑩ (E) CABLE TELEVISION BOX
- ⑪ (E) TELEPHONE BOX
- ⑫ (E) SEWER MANHOLE
- ⑬ (E) 8" SEWER MAIN
- ⑭ (N) CONCRETE PATIO
- ⑮ (N) CONCRETE WALK
- ⑯ (N) DRIVEWAY
- ⑰ (N) PARKING AREA
- ⑱ (N) CONCRETE STEPS
- ⑲ (N) RETAINING WALL
- ⑳ (N) LANDSCAPED AREA

NOTES

1. BEARINGS AND DISTANCES PLOTTED PER RECORD DATA GRANT DEED PER INSTRUMENT No. 1999-0093411 OF OFFICIAL RECORDS
2. BENCH MARK: 2" BRASS CAP STAMPED CITY OF CARPINTERIA BENCHMARK 99-5 TOP OF CURB NORTHERLY RETURN AT THE NORTH CORNER OF LINDEN AVENUE & SANDYLAND AVENUE ELEVATION = 9.58' U.S.C. & G.S. DATUM/NAVD88 LOCAL BENCHMARK IS SEWER MANHOLE RIM (PT #7) AT THE INTERSECTION OF 4TH ST & ASH ST. ELEVATION = 9.10'
3. DIMENSIONS FOR STRUCTURES SHOWN IN THIS PLAN SET ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
4. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF LANDINGS AND EXITS
5. ALL PROPOSED OR EXISTING EASEMENTS ARE SHOWN IN THIS PLAN SET
6. REFER TO ARCHITECTURAL SHEETS FOR DETAILS OF LANDSCAPED AREAS, ROCK WORK, FENCES, AND NONSTRUCTURAL WALLS
7. PRIOR TO BEGINNING WORK WITHIN THE PUBLIC RIGHT OF WAY AN ENCROACHMENT PERMIT WILL BE OBTAINED FROM THE CITY OF CARPINTERIA PUBLIC WORKS DEPARTMENT.

FIRE DEPARTMENT REQUIREMENTS

1. ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE CENTERLINE OF THE ROADWAY FRONTING THE BUILDING AND THEY SHALL CONTRAST WITH THEIR BACKGROUND
2. WATER LINES SHALL BE INSTALLED PER CITY OF CARPINTERIA STANDARDS AND N.F.P.A. STANDARDS
3. FIRE DEPARTMENT ACCESS REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA FIRE CODE, APPENDIX (E)-D. 4. AN "EMERGENCY CONTACT INFORMATION" FORM SHALL BE FILED OUT & RETURNED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY
5. ALL WEATHER SURFACE ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE START OF FRAMING AND MUST MEET FIRE DEPARTMENT MINIMUM STANDARDS
6. DIRECTLY ADJ. TO BE LOCATED AT MAIN ENTRANCE DRIVE LOCATION &

The design of ACS P.A. herein shall be replicated, made copies, written consent State and governing to apply to it.



Project:
GONZA
 4818 4th St
 CARPINTERIA

Client:
 HOOCHAL
 ARCHITECT
 122 EAST F
 SANTA BAR
 (805) 969-2

Sheet Name:
SITE P

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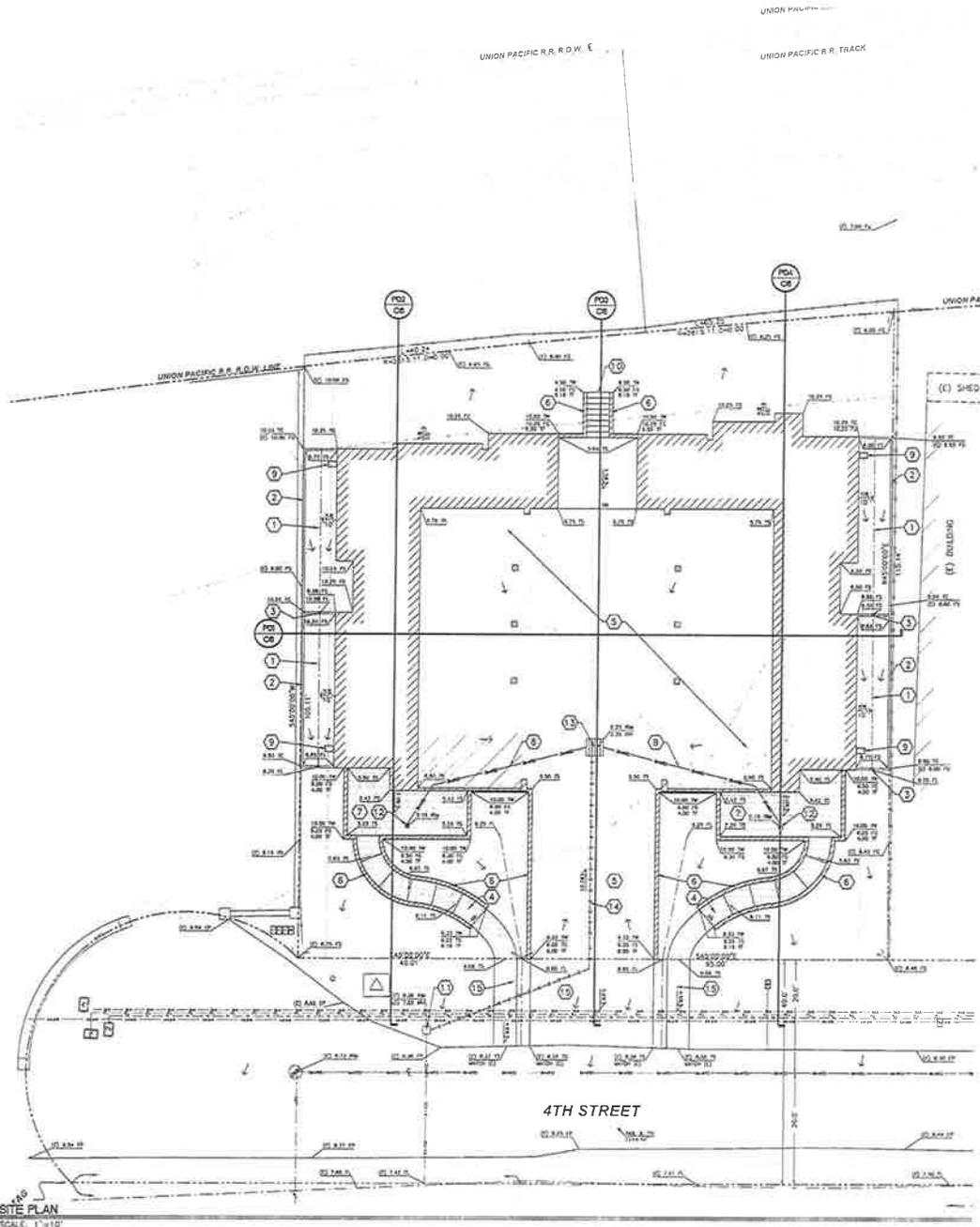
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NOTES

1. ALL GRADING, EXCEPT FOR OFFSITE IMPORT OR EXPORT, SHALL BE MAINTAINED WITHIN THE BOUNDARIES OF THE SITE FOR WHICH THE GRADING PERMIT IS ISSUED.
2. ANY DEVIATION BETWEEN ON-SITE CONDITIONS AND ITEMS SHOWN AS EXISTING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. COORDINATION AND PROVISION FOR THE CONTINUOUS DAILY OPERATIONS AT ADJACENT PROPERTIES SHALL BE PROVIDED.
4. GRADE CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER.
5. NO UTILITY INFORMATION IS REFERENCED ON THIS PLAN. FOR UTILITY INFORMATION, REFER TO SHEET C5.
6. THE CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS AND EARTHWORK VOLUMES PRIOR TO START OF CONSTRUCTION.
7. ALL LIDS FOR WATER METER BOXES SHALL BE BROOKS SP SERIES OR EQUIVALENT.
8. LOCAL BASIS OF ELEVATION IS FROM A NAIL & TIN NOTED ON THE ADJACENT MAP. ELEVATION IS NOTED AT 8'43" FEET PER A TOPOGRAPHIC SURVEY PERFORMED BY WATERS LAND SURVEYING, INC.
9. ALL WORK PERFORMED WITHIN PUBLIC STREET, ALLEY OR UTILITY EASEMENT REQUIRES AN ENCROACHMENT PERMIT.
10. IF 36" MINIMUM BURY FOR UTILITIES IS NOT POSSIBLE THEY MUST BE ENCASED IN A 2-SACK SLURRY PER CITY STANDARDS.
11. REFER TO ARCHITECTURAL PLAN FOR INFORMATION ON SITE LIGHTING AND BUILDING DESIGN.
12. THE BUILDING PAD AREAS SHALL BE OVER EXCAVATED AND RE-COMPACTED TO A MINIMUM DEPTH OF 4" BELOW EXISTING GRADE OR TWO FEET BELOW THE BOTTOM OF THE DEEPEST FOOTING, WHICHEVER IS GREATER, AND TO THE FEET BEYOND THE BUILDING PAD IN ALL DIRECTIONS. COMPACTION SHALL BE 90% RELATIVE MIN. WHERE SHALLOW FOUNDATIONS ARE TO BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT. AN APPROVED GEOTECHNICAL SOILS COMPACTION REPORT IS REQUIRED TO BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO UNDERGROUND UTILITY OR FOUNDATION INSPECTION.
13. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE MADE ACCESSIBLE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN A 3% SLOPE, OR A CURB RAMP, RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. CBC 1111A.1 & 1111A.2
14. EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. CBC 1116A.1
15. WALKS, PEDESTRIAN WAYS AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MINIMUM CLEAR HEADROOM OF 84 INCHES. OTHER WALKS, PEDESTRIAN WAYS AND CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES. IF THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 INCHES NOMINAL DIMENSION, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE BELOW 27 INCHES ABOVE THE FINISHED FLOOR SHALL BE PROVIDED. DOORWAYS AND ARCHWAYS LESS THAN 24 INCHES IN DEPTH MAY HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES NOMINAL. CBC 1116A.2
16. OVERHANGING OBSTRUCTIONS ON A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION, WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION.
17. WHERE FREE STANDING SIGNS ARE LOCATED ALONG THE ACCESSIBLE ROUTE AND THE BOTTOM OF THE EDGE OF THE SIGN IS LESS THAN 80 INCHES ABOVE THE FINISHED FLOOR OR GROUND LEVEL, THE EDGES OF SUCH SIGN SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES. CBC 116A.4
18. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION OF ANY OCCUPIED STRUCTURE SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET HORIZONTAL DISTANCE, A 5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. CBC 1804.3



SITE PLAN
SCALE: 1" = 10'

CALLOUT NOTES

- 1 (N) INFILTRATION BASIN
- 2 INSTALL 8" CONCRETE LANDSCAPE CURB PER DETAIL 12, SHEET C8
- 3 CONSTRUCT 1/2" OUTLET IN CURB TO ALLOW DRAINAGE PER DETAIL 13, SHEET C8
- 4 CONSTRUCT PERMEABLE PAVEMENT WALK PER ARCHITECTURAL PLANS
- 5 CONSTRUCT STAINED CONCRETE DRIVEWAY PER DETAIL 11, SHEET C8
- 6 CONSTRUCT (N) DMU RETAINING WALL PER DETAIL 32, SHEET C8
- 7 CONSTRUCT PERMEABLE PAVEMENT PATIO PER ARCHITECTURAL PLANS
- 8 INSTALL 3/8" SCH 40 PVC DRAIN PIPE TYP
- 9 INSTALL CONCRETE SPLASH BLOCKS AT ALL ROOF DRAINS TYP DRAINS SHALL OUTLET INTO BASINS
- 10 CONSTRUCT CONCRETE STEPS PER DETAIL 21, SHEET C8
- 11 (E) DRAIN INLET TO BE CLEANED AND VERIFIED FOR FUNCTIONALITY NOTIFY ENGINEER IMMEDIATELY IF NON-SERVICEABLE
- 12 INSTALL PATIO DRAIN PER DETAIL 23, SHEET C8
- 13 INSTALL DRAIN INLET WITH PUMP PER DETAIL 22, SHEET C8
- 14 INSTALL 1-1/2" SCH 80 PVC PIPE FROM PUMP TO (E) DRAIN INLET
- 15 CONSTRUCT A.C. OR CONCRETE SURFACE PER CITY REQUIREMENTS AND APPROVAL IN R.O.W.

EARTHWORK CALCULATIONS

NOTE: EARTHWORK QUANTITIES ARE BANK CALCULATED FROM EXISTING TO FINISHED GRADE

CUT = 860 C.Y.

FILL = 429 C.Y.

BALANCE = 252 C.Y. EXPORT

CALCULATED BY THE PRISMATICAL METHOD. CONTRACTOR IS RESPONSIBLE FOR BRINGING FINISHED WORK TO THE LINES AND GRADES INDICATED AND IMPORTING OR EXPORTING SOIL OR OTHER MATERIALS NECESSARY TO PROVIDE THE REQUIRED CONSTRUCTION WITHOUT ADDITIONAL COMPENSATION.

TOTAL AREA OF DISTURBANCE = 0.29 ACRES

DRAINAGE CALCULATIONS

NOTE: DRAINAGE PIPES ARE SIZED FOR WORST CASE FLOW. AREA DRAINED (WORST CASE) = 27 ACRES. SEBUM CALCULATED FLOW = 0.14 CFS/100 YEAR STORM.

CARPENTERIA TIER 3 REQUIRED ON-SITE STORAGE. 25 YEAR STORM VOLUME = 1,495 CU FT. STORM VOLUME REQUIRED TO BE STORED ON SITE = 1,495 CU FT. NORTH BASIN STORM VOLUME PROVIDED ON SITE = 170 CU FT. SOUTH BASIN STORM VOLUME PROVIDED ON SITE = 156 CU FT. TOTAL STORM VOLUME PROVIDED ON SITE = 350 CU FT.

MANNINGS Q=1.49/ft*AR^(2/3)/S^(1/2)

ROOF DRAIN PIPE SIZE REQUIRED: D = 3/8" PVC DRAIN PIPE

FEMA DESIGNATED BASE FLOOD ELEVATION: BASE FLOOD ELEVATION = 9.0'



APC

The design of ACS from here shall be based on the most conservative conditions. Sites and F coverages to apply to this.

NOT TO SCALE

Project:
GONZA
4512 4th ST
CARPENTERIA

Client:
HOCHHAU
ARCHITECT
120 EAST A
SANTA GAB
95031 902 2

Sheet Name:
GRAD1

Revisions:
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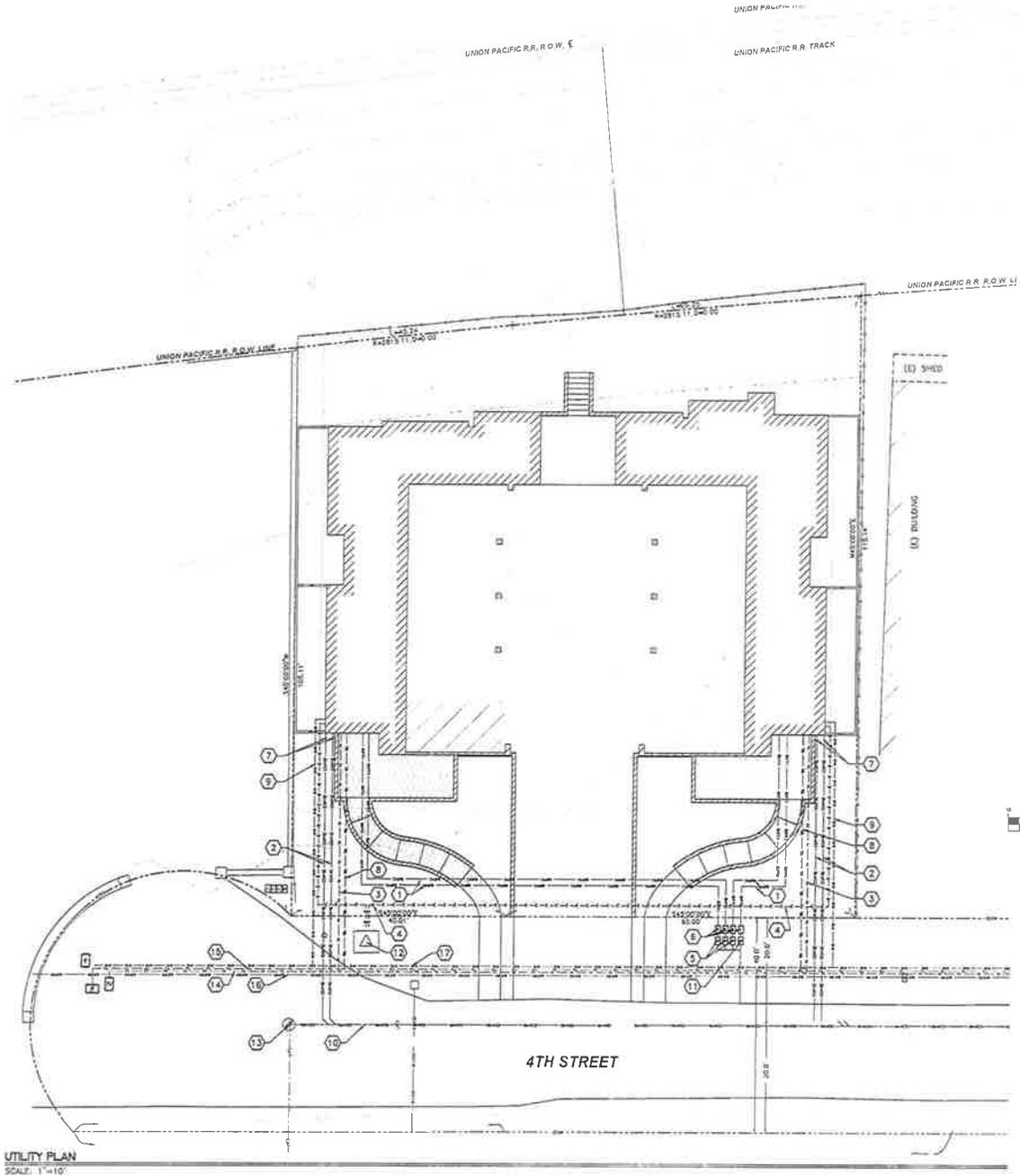
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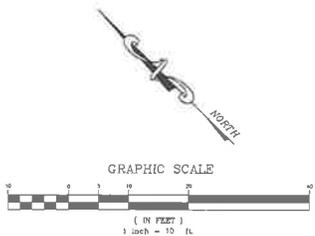
1. THE CONTRACTOR SHALL POthOLE AND VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. SEE NOTE 13.
2. TRENCH REPAIR SHALL CONFORM TO THE CITY OF SANTA MARIA REQUIREMENTS.
3. THE INSTALLATION OF ALL UTILITIES SHALL CONFORM TO THE CITY OF CARPINTERIA REQUIREMENTS AND ALL OTHER APPLICABLE CODES.
4. ALL SEWER LINES CROSSING WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA STATE HEALTH AGENCY STANDARDS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH PLANS FOR THE METHOD OF PROTECTING THE WATER LINE AT EACH CROSSING.
5. ANY EXISTING SEWER SERVICES NOT TO BE UTILIZED BY THIS DEVELOPMENT SHALL BE ABANDONED BY THE DEVELOPER THE PROPERTY LINE PER CITY REQUIREMENTS.
6. ADJUST EXISTING UTILITY BOXES AND FIRE HYDRANTS TO NEW FINISH GRADE.
7. SEWER LINES RUNNING PARALLEL TO WATER LINES SHALL BE SEPARATED FROM THE WATER LINE BY A MINIMUM OF TEN FEET.
8. ALL WORK PERFORMED WITHIN PUBLIC STREET, ALLEY OR UTILITY EASEMENT REQUIRES AN ENCROACHMENT PERMIT ISSUED BY THE CITY OF CARPINTERIA.
9. ALL LANDSCAPE CONNECTIONS TO POTABLE WATER SOURCES SHALL BE EQUIPPED WITH BACK FLOW PREVENTION DEVICES ACCEPTABLE TO THE CITY.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT EXISTING FIRE HYDRANTS, EXPOSED WATER VALVES, AND BACK FLOW DEVICES ARE RELOCATED WITHIN LANDSCAPED AREAS WHERE NECESSARY.
11. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT RELOCATED SIGNS, LIGHT POLES, AND EQUIPMENT ARE REINSTALLED WITH ADEQUATE FOUNDATIONS, AND LOCATED PER CITY REQUIREMENTS.
12. THE UTILITIES SHOWN ON THIS SHEET ARE SCHEMATIC ONLY AND REPRESENT THE TYPE OF UTILITIES THAT ARE TO BE BROUGHT TO THE SITE. THE EXACT LOCATION OF UTILITIES MAY BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL OBTAIN ACCEPTANCE OF THE CITY AND UTILITY COMPANIES PRIOR TO CONSTRUCTION.
13. MINIMUM COVER FOR UTILITIES SHALL BE 3' UTILITY TRENCHES SHALL BE FILLED IN 8" LIFTS & RECOMPACTED TO 95% REL. MIN.
14. ALL LIDS FOR WATER METER BOXES SHALL BE BROOKS SP SERIES OR EQUIVALENT.
15. BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.
16. IF 36" MINIMUM BURY FOR UTILITIES IS NOT POSSIBLE THEY MUST BE ENCASED IN A 2-SACK SLURRY PER CITY STANDARDS.
17. FOR ADDITIONAL INFORMATION, SEE SPECIFICATIONS, SHEET C7.
18. ANY EXISTING WATER SERVICES NOT TO BE UTILIZED BY THIS DEVELOPMENT SHALL BE ABANDONED BY THE DEVELOPER AT THE MAIN LINE PER CITY REQUIREMENTS.
19. ALL NEW AND EXISTING EXTERIOR HOSE BIBS SHALL HAVE A CITY APPROVED NON-REMOVABLE BACKFLOW PREVENTER INSTALLED.
20. ALL ELECTRICAL, TELEPHONE, TELEVISION AND COMMUNICATION UTILITY DISTRIBUTION AND SERVICE WIRES SHALL BE PLACED UNDERGROUND.
21. THE HORIZONTAL DRAINAGE PIPING FOR THIS PROJECT MAY HAVE A SLOPE OF NOT LESS THAN 1/4" INCH PER FOOT OR 2%, WHERE IT IS IMPRATICIAL DUE TO THE DEPTH OF THE STREET SEWER OR TO THE STRUCTURAL FEATURES OR TO THE ARRANGEMENT OF ANY BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 2%, AND, PRIOR TO INSTALLATION OF PIPING, THE ENGINEER OF RECORD SHALL SUBMIT EVIDENCE TO THE CITY OF CARPINTERIA BUILDING OFFICIAL JUSTIFYING A SLOPE OF LESS THAN 2% FOR APPROVAL.
22. WHERE INSTALLING PLASTIC WATER SERVICE PIPE
 - A BLUE INSULATED MIN. 16 AWG COPPER TRACER WIRE IS REQUIRED TO BE INSTALLED ADJACENT TO THE PIPING.
 - PLASTIC PIPE IS ONLY ALLOWED WHEN NOT USING WATER SERVICE AS AN ELECTRICAL GROUND.
 - TRACER WIRE MUST TERMINATE ABOVE GROUND AT EACH END OF THE PLASTIC PIPING.
 - NON METALLIC PIPE IDENTIFICATION: A LABEL SHALL BE FASTENED TO THE MAIN ELECTRIC METER PANEL STATING: THIS STRUCTURE HAS A NON-METALLIC WATER SERVICE. IPMDO INSTALLATION STANDARDS 7-90, 809.5 CPC 604.8 EXCEPTION.
23. PRESSURE REGULATING VALVES AT THE WATER SERVICE SHALL BE A TYPE THAT DOES NOT PREVENT OCCUPATION OF BUILDING PRESSURE BACK INTO THE WATER MAIN OR APPROVED, LISTED, AND ADEQUATELY SIZED EXPANSION TANK OR OTHER APPROVED DEVICE HAVING SIMILAR FUNCTION TO CONTROL THERMAL EXPANSION SHALL BE INSTALLED ON THE BUILDING SIDE OF THE PRESSURE REGULATING VALVE AND SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION, CPC 608.3.
24. A DIRECTORY SHALL BE PROVIDED FOR THE CIRCUIT BREAKERS, CLEARLY TYPED AND PERMANENTLY ATTACHED INSIDE THE DOOR OF EACH CIRCUIT BREAKER PANEL. SPARE BREAKERS MUST ALSO BE MARKED. CEC 408.4.
25. ALL BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS INCLUDING SPATIAL REQUIREMENTS AND ASSEMBLY ORIENTATION SHALL BE PERFORMED ACCORDING TO THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (FCCC&HR) OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) AS ESTABLISHED IN THE MANUAL OF CROSS CONNECTION CONTROL. SPECIFICATIONS OF BACKFLOW PREVENTION ASSEMBLIES, NINTH EDITION OR AND SUCCESSOR ADDITION. AFTER INSTALLATION BY A LICENSED PLUMBER, THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW PREVENTION TESTER.



UTILITY PLAN
SCALE: 1"=10'

CALLOUT NOTES

- 1 INSTALL (N) 1" PVC SCH 80 WATER LINE, EA UNIT SEE NOTE 22, THIS SHEET
- 2 INSTALL (N) 3" SDR 35 PVC SEWER LATERAL SEE NOTE 21, THIS SHEET
- 3 INSTALL (N) UNDERGROUND CABLE TV SERVICE PER PROVIDER
- 4 INSTALL (N) UNDERGROUND ELECTRIC PER S.C.E REQUIREMENTS
- 5 INSTALL (N) 3/4" WATER METER PER CITY STD.
- 6 INSTALL WILKINS MODEL 875 4L BACKFLOW PREVENTER TO BE SCREENED WITH LANDSCAPING SEE NOTE 25
- 7 INSTALL TWO-WAY 3" SEWER CLEANOUT, 2' OUTSIDE OF BUILDING WALL PER DETAIL 21, SHEET C8
- 8 INSTALL (N) UNDERGROUND TELEPHONE SERVICE PER PROVIDER
- 9 INSTALL (N) NATURAL GAS SERVICE PER PROVIDER
- 10 (E) 8" SEWER MAIN
- 11 (E) WATER METER TO REMAIN
- 12 (E) ELECTRIC TRANSFORMER
- 13 (E) SEWER MANHOLE
- 14 (E) UNDERGROUND TELEVISION SERVICE
- 15 (E) UNDERGROUND TELEPHONE SERVICE
- 16 (E) 4" WATER MAIN
- 17 (E) NATURAL GAS SERVICE



The design of ACS Plan herein shall be prepared, made, sealed, written, and signed by a duly licensed Professional Engineer in the State of California. No other person shall be responsible for the design or construction of the project.



Project:
GONZA
4810 4th St
CARPINTERIA

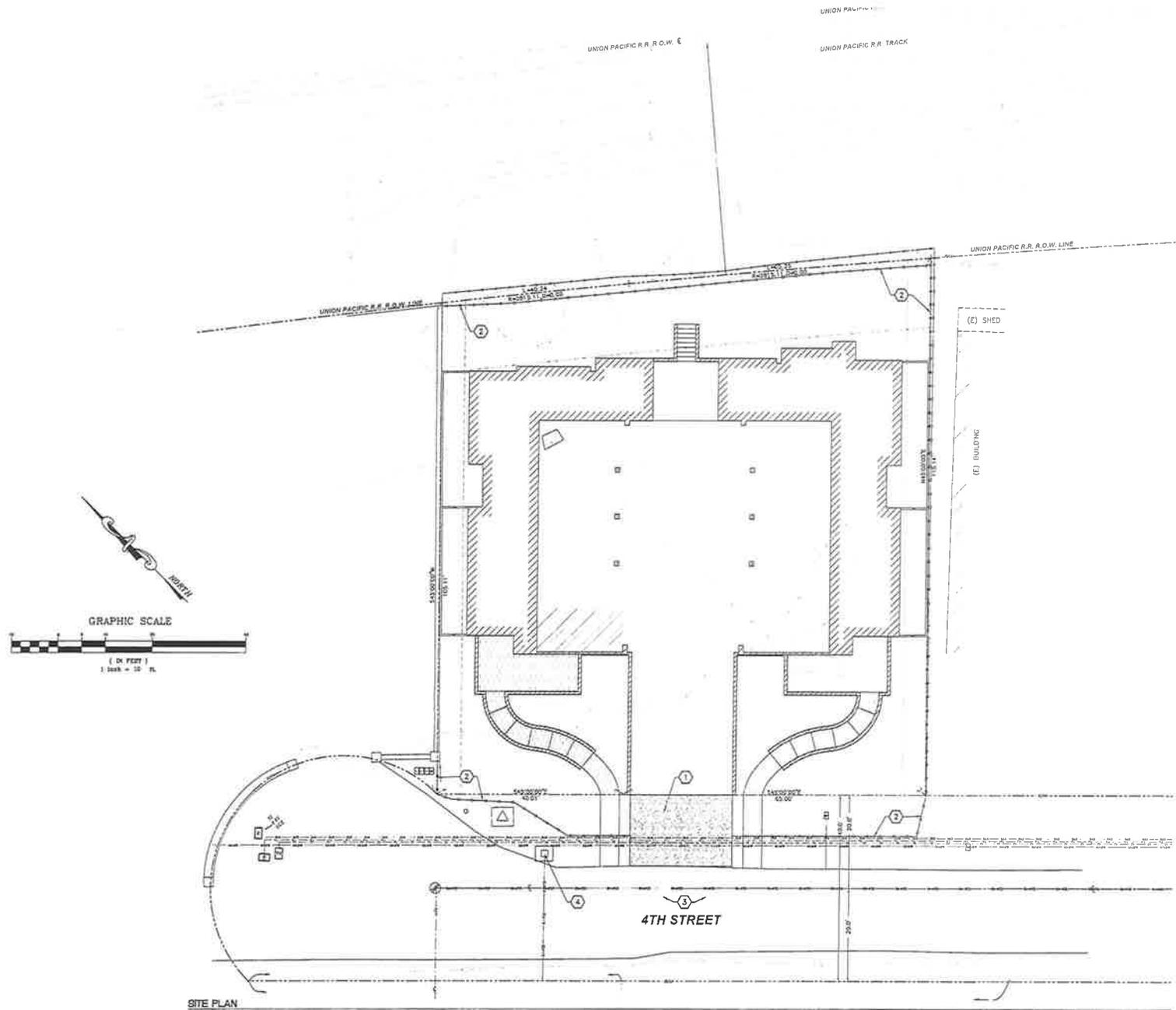
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HOCHMAL
ARCHITECT
122 EAST F
SANTA MARIA
93451-662-2

Sheet Name:
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Job # & FS:
ACS12022
ACS12022-0
Drawn by:
Date:
SEPT24/24

Sheet: 03



SITE PLAN
SCALE: 1" = 20'

- SYMBOL LEGEND**
- ① PROVIDE GRAVEL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 01, SHEET C7
 - ② PROVIDE SILTFENCE PER DETAIL 02, SHEET C7
 - ③ REMOVE ALL DEBRIS AND DIRT FROM ROADWAYS AT THE END OF EACH DAY AND REPLACE ON SITE
 - ④ PROVIDE INLET SEDIMENT PROTECTION PER DETAIL 03, SHEET C7

- DUST CONTROL MEASURES**
1. THE GRADING PERMIT HOLDER AND THE OCCUPANT/OPERATOR SHALL COMPLY WITH DUST CONTROL MEASURES REQUIRED BY THE SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) AND THE CITY OF CARPINTERIA.
 2. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF SITE, IN A MANNER ACCEPTABLE TO THE COUNTY APCD AND CITY INSPECTOR SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING AND GRADING PHASES OF A PROJECT. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.
 3. DURING THE CLEARING, EARTH MOVING AND GRADING PHASES OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE. IN ADDITION, THE ENTIRE SITE AREA OF DISTURBED SOILS SHALL BE WETTED DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST.
 4. ALL TRUCKS HAULING SOIL MATERIALS TO AND FROM THE SITE SHALL BE COVERED WITH A TARP TO PREVENT DUST FROM BLOWING OFF THE TRUCK.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM THE GRADING OR CONSTRUCTION OPERATIONS.
 6. EARTH MOVING AND GRADING ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 8:00AM AND 4:00PM.
 7. DURING THE CONSTRUCTION PHASE OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICULAR MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AS A MINIMUM, THIS WILL INCLUDE THE WETTING DOWN OF SUCH AREAS IN THE LATE MORNING HOURS AND AT THE CLOSE OF EACH DAY'S ACTIVITIES. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 20 MILES PER HOUR.
 8. ALL ALLEYWAYS, CIRCULATION ROUTES, HAUL ROUTES, STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF DIRT AND DEBRIS IN A MANNER ACCEPTABLE TO THE CITY SANTA MARIA. AS A MINIMUM, SAID AREAS SHALL BE CLEANED AT THE END OF EACH WORKING DAY OR MORE OFTEN IF DIRECTED BY CITY PERSONNEL. THE FLUSHING OF DIRT OR DEBRIS INTO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. FAILURE TO KEEP THESE AREAS CLEAN WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS THE AREA IS CLEANED IN A MANNER ACCEPTABLE TO THE CITY.
 9. IF REQUIRED, THE GRADING PERFORMANCE BOND SHALL INCLUDE THE DUST CONTROL REQUIREMENTS' COSTS AS ESTIMATED IDENTIFYING THE COST REQUIRED TO ADEQUATELY WATER THE SITE AND HYDROSEED THE PROJECT. THIS AMOUNT, IF ACCEPTABLE, IS TO BE POSTED BY MEANS OF A BOND OR CASH DEPOSIT AT THE TIME OF THE PERMIT ISSUANCE. IF REQUIRED, IF THE CONTRACTOR FAILS TO IMPLEMENT ADEQUATE DUST CONTROL MEASURES, EITHER DURING GRADING OR UPON COMPLETION THIS BOND/DEPOSIT MAY BE USED BY THE COUNTY TO MITIGATE THE MIGRATION OF DUST OFF THE SITE.
 9. AFTER COMPLETION OF THE CLEARING, GRADING, OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED TO PREVENT WIND PICK UP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - A: COVERAGE WITH IMPERVIOUS SURFACE LAYERS OR LANDSCAPING
 - B: THE SEEDING AND OR WATERING OF THE SITE UNTIL SUCH TIME AS THE GROUND COVER HAS TAKEN ROOT
 - C: THE SPREADING OF SOIL BINDERS
 - D: THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SOMING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.
 10. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY TO PREVENT THE TRANSPORT OF DUST OFF SITE. THIS PERSON'S DUTY SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSON OR PERSONS SHALL BE PROVIDED TO THE COUNTY BUILD DEPT AND THE COUNTY APCD UPON REQUEST.
 12. AFTER ALL GRADING IS COMPLETED AND THE ENTIRE SITE IS ADEQUATELY PROTECTED BY SURFACING, SOIL BINDER, HYDROSEEDING OR LANDSCAPING TO PREVENT EROSION AND DUST MOVEMENT THE BOND, IF REQUIRED, WILL BE RELEASED.

The design of ACS Projects herein shall not be construed to constitute any representation or warranty by ACS. Plans and specifications shall apply to all.

NOT A CONTRACT DOCUMENT

Project: **GONZA**
 4510 4th ST
 CARPINTERIA

Client: **HOCHMAL ARCHITECTS**
 122 EAST F
 SANTA BARBARA
 93021-860-2

Sheet Name: **EROSION PLAN**

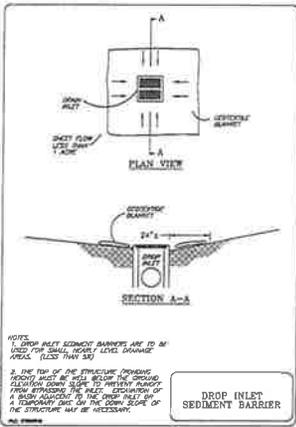
Revision:

Job # **14-01**
 ACS1202
 ACS1202.0
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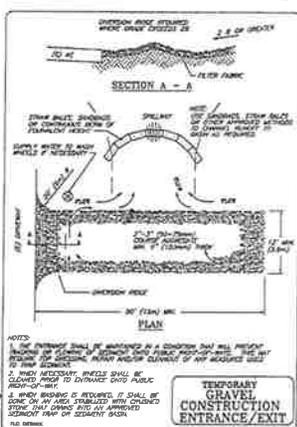
Date: **SEPTEMBER**

Sheet: **03**

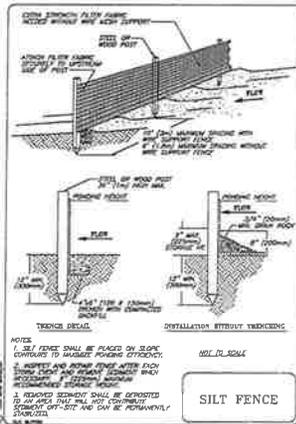
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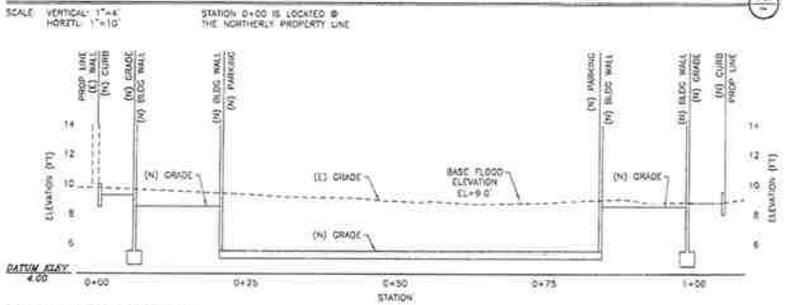
ENTRANCE DETAIL



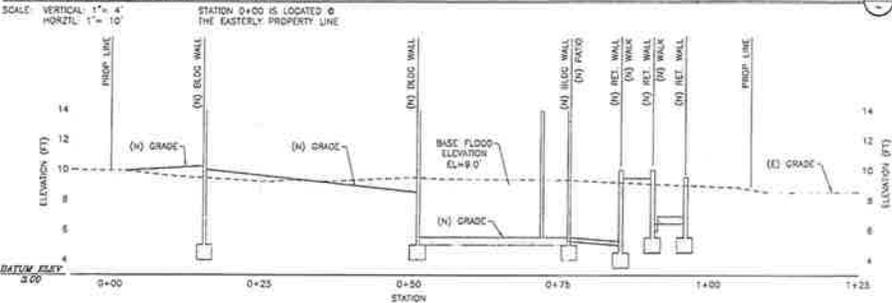
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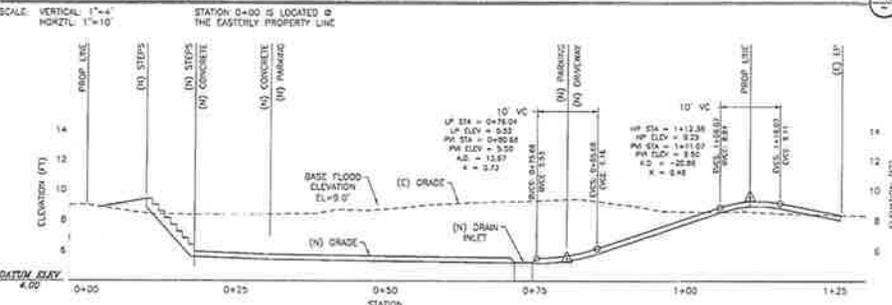
PROPERTY PROFILE NORTH-SOUTH



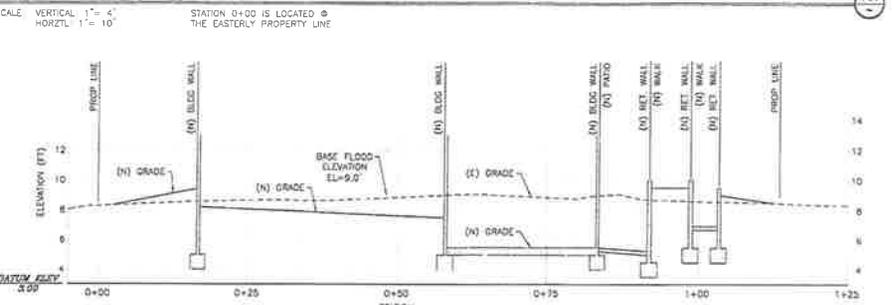
PROPERTY PROFILE EAST-WEST



PROPERTY PROFILE EAST-WEST



PROPERTY PROFILE EAST-WEST



APC

The design of APC from the design and construction of the project. The design and construction of the project shall be in accordance with the applicable codes and standards. The design and construction of the project shall be in accordance with the applicable codes and standards.

Project: GONZALEZ ARCHITECT 122 EAST A SANTA BAR 1001 992 27

Client: HOCHHAU ARCHITECT 122 EAST A SANTA BAR 1001 992 27

Sheet Name: SECTIC

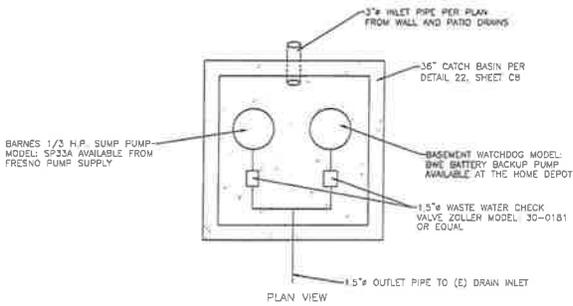
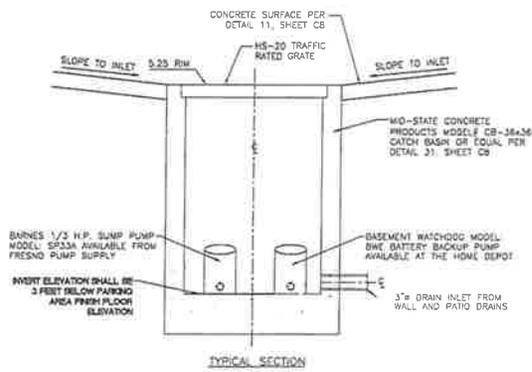
Revisions:

Job # & Rev: ACS 12222 ACS 2022 30 DRAWN BY

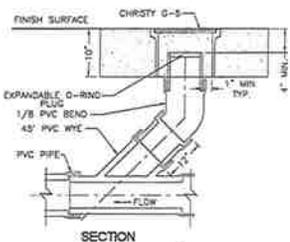
Date: SEPTEMBER

Sheet: C7

36"X36" SUMP DETAIL
SCALE: NONE



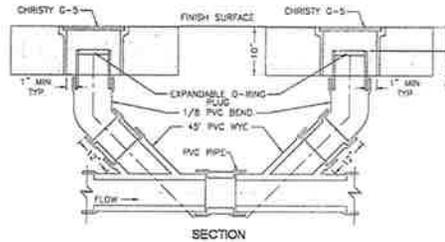
PIPE CLEANOUT
SCALE: NONE



GENERAL NOTES

1. INSTALLATION SHALL BE IN COMPLIANCE WITH CPC STANDARDS
2. CONCRETE SHALL BE CLASS A (6 SACK)
3. CLEAN-OUT FRAME AND COVER SHALL BE CHRISTY G-5 OR EQUAL WHEN PALCED IN VEHICLE TRAFFIC AREAS
4. FRAME TO BE SET TO FINAL GRADE ONLY AFTER GRADING HAS BEEN COMPLETED
5. JOINT SEALANT TO BE SANDELL MANUFACTURING CO. "POLY-TITE" OR EQUAL

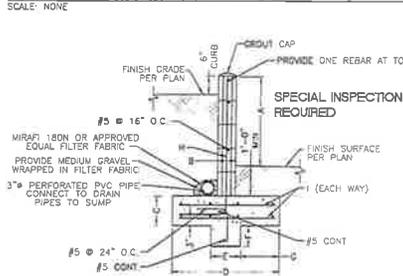
PIPE CLEANOUT
SCALE: NONE



GENERAL NOTES

1. INSTALLATION SHALL BE IN COMPLIANCE WITH CPC STANDARDS
2. CONCRETE SHALL BE CLASS A (6 SACK)
3. CLEAN-OUT FRAME AND COVER SHALL BE CHRISTY G-5 OR EQUAL WHEN PALCED IN VEHICLE TRAFFIC AREAS
4. FRAME TO BE SET TO FINAL GRADE ONLY AFTER GRADING HAS BEEN COMPLETED
5. JOINT SEALANT TO BE SANDELL MANUFACTURING CO. "POLY-TITE" OR EQUAL

CMU WALL DETAIL
SCALE: NONE

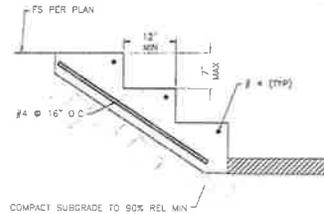


WALL ADJACENT TO TRUCK TRAFFIC									
A (FT)	B (IN)	C (IN)	D (IN)	E (IN)	F (IN)	G (IN)	H (VERT.)	I (HORIZ.)	
5.0	12	16	60	12	12	21	#5 @ 6" O.C.	#5 @ 8" O.C.	
4.0	8	18	48	8	8	21	#5 @ 6" O.C.	#5 @ 12" O.C.	
3.0	8	15	42	8	6	19	#5 @ 6" O.C.	#5 @ 16" O.C.	
2.0	8	15	36	N/A	N/A	14	#5 @ 24" O.C.	#5 @ 24" O.C.	

NOTES

1. COMPACT BELOW WALL TO 90% RELATIVE MIN TO A DEPTH OF 24" MIN
2. WALL MATERIAL CONSISTS OF SOLID CROUTED MEDIUM WEIGHT CMU BLOCK
3. OMIT GROUT EVERY OTHER BLOCK TO ALLOW DRAINAGE
4. REBAR SPICE LENGTH SHALL BE A MINIMUM OF 40 BAR DIAMETERS
5. SPECIAL INSPECTION REQUIRED
6. PROVIDE 3/4" MINIMUM SEPARATION AT CORNERS OR WALL ANGLE POINTS

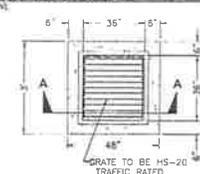
TYPICAL CONCRETE ENTRY STEPS
SCALE: NONE



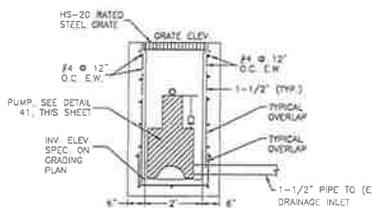
NOTES

1. PROVIDE HEAVY BROOM FINISH OR OTHER NON-SLIP SURFACE ON STEPS AND LANDING
2. SLOPE STEPS 1/4% TO ALLOW FOR DRAINAGE

36" X 36" DROP INLET DETAIL
SCALE: NONE

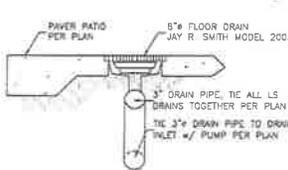


DROP INLET PLAN VIEW

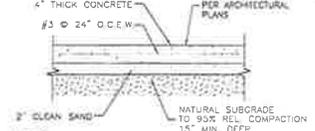


DROP INLET SECTION VIEW A-A

PATIO FLOOR DRAIN
SCALE: NONE

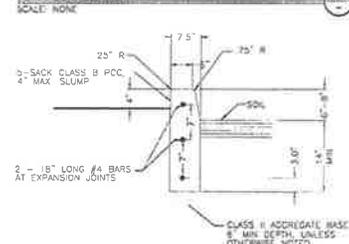


4\"/>



- NOTES**
1. 3/8\"/>
 2. ALL EDGES, CORNERS AND ENDS SHALL HAVE 1/2\"/>

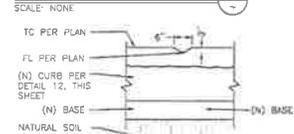
LANDSCAPE CURB
SCALE: NONE



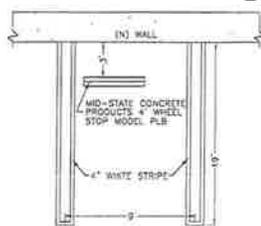
NOTES

1. EXPANSION JOINTS SHALL BE PLACED AT CORNERS, BO'S & EG'S, AND AT 20\"/>

CURB 'V' OPENING
SCALE: NONE



STANDARD PARKING SPACE DETAIL
SCALE: NONE



AFC

NOT TO SCALE

Project
GONZALEZ
4610 4th ST
CARPINTERIA

Client
HOODHAU ARCHITECT
1/2 EAST A
SANTA BARBARA
93031-1612

Sheet Name
DETAIL

Materials

Job # & P#
ACS12022
ACS12022.02
DRAWN BY

Date
SCPT/EM/1

Sheet: CB -